

**CONCEPTUAL STAGE**

**RELOCATION PLAN**

Project ID: 1570-32-22  
**STH 35–US Hwy 53**

US Highway 8  
Polk and Barron Counties

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## **PURPOSE**

This report has been prepared as a first look at the alignments for a Highway 8 improvement project proposed for future construction. It will seek to discover the nuances of the proposed corridors allowing all parties an insight into conditions inherent in each. It will be used to discover potential problematic relocation situations early enough in the design process so that changes can be dealt with in a proactive manner and duplication of effort can be avoided. This in turn will minimize cost and insure that the project will be built with a minimum of disruption to those most affected by it. This report will become part of the project's Environmental Impact Statement.

The Conceptual Stage Relocation Plan is written in the form of an estimate to determine:

1. The approximate number of households and businesses that may be relocated by each segment of the project.
2. The probable availability of decent, safe, and sanitary replacement housing and comparable commercial facilities within the financial means of the households and businesses that may be affected by the project.
3. An estimate of the possible total relocation assistance costs needed for each alternative.

## **PROJECT DESCRIPTION**

WisDOT is planning to improve US Highway 8 through Polk and Barron Counties. The routes and alternatives being considered not only increase regional mobility and local connectivity for residents, the improvement will also facilitate movement of through travelers as well. Currently, USH 8 serves an area of Wisconsin which has experienced almost double the average growth rate for the rest of the state. This year Barron County has been propelled into the top 30% fastest growing counties in the state. State statutes require all villages, cities, towns and counties to have a comprehensive land use plan by the year 2010. In light of the area growth and the mandate from the state, the long range planning for future transportation has identified the need for highway corridors to be designated and preserved. No improvements associated with this portion of the backbone system will be constructed until 2015 or later.

The improvements to the US 8 corridor will be made beginning at 200<sup>th</sup> Street, approximately one quarter mile west of the junction of USH 8 and CTH Y. The project's eastern limit will be USH 53 in Barron County. Seven segments are proposed and several of the segments include more than one alternative. The segments and alignments associated with each are shown in the table on the following page. Also shown on the table are the estimated numbers and types of relocations to be found on each alternative. A brief synopsis of each relocation situation is covered under the appropriate segment of highway in which it is located.

## **RELOCATION PROGRAM**

When an agency begins a public improvement project, it sometimes is necessary to move people from their homes, farms and businesses. The Federal Uniform Relocation Assistance and Real Property Act of 1970 as amended, provides uniform and equitable treatment of all persons displaced from their home, business or farm and provides for the payment of certain increased costs associated with the replacement of housing. These expenses include payment for search costs, increased rental or mortgage payments, closing and moving costs. Under State law, other costs associated with finding a business replacement are also eligible for reimbursement.

An agency will have relocation agents available at various stages of design, and entirely through the acquisition process, to answer questions about the relocation program, assist relocatees in their searches and also to provide assistance in filing claims and/or appeals. They will have brochures summarizing the services and payments available for residential situations and/or businesses, farms and nonprofit organizations. The relocation agents will provide advisory assistance to relocatees and other interested parties as well as compute and explain what supplements are available and what the conditions are for reimbursement. The payments available are normally based upon the length of time the relocatee has occupied the site needed for the public project. The brochures also cover basic terminology and help to clarify eligible and ineligible expenses.

*It is emphasized that under the Federal law no person will be displaced unless a comparable replacement dwelling is provided. Also, under State law, no business will be displaced unless a comparable replacement location is provided. This project has been developed in accordance with the Civil Rights Act of 1964 as amended by the Civil Rights Act of 1968.*

## **OCCUPANT CHARACTERISTICS**

The persons that would be displaced under any of the alternatives are a combination of actively-employed singles or families, and retired or partially retired persons. The majority of persons are employed in non-farming occupations, with manufacturer shipments and retail sales the largest employers. Per capita income for both of the counties affected by the highway project is slightly less than the state average of \$21,272\*. The median household income in Barron County for 1999 was \$37,275. The median household income for Polk county for the same year was \$41,183. Most workers drive to work with the length of commute at approximately 20 minutes in Barron County. The influence of the Minnesota job market is shown in the length of commute for workers in Polk County. They travel an extra 8 minutes longer than their counterparts in Barron County. While there are no known persons that are unemployed, there may be instances where housing of last resort supplements will be required. Barron County has 8.8% and Polk has 7.1% of persons with incomes below the poverty level. There appeared to be senior citizens in some of the smaller homes who will be required to relocate and as the seniors comprise an average of approximately 15.5% of the population, it is highly likely that some will be in the path of this highway project. While approximately 75% of persons living in the two counties own their own homes and have owned them for more than 5 years, some of the occupants of the properties may wish to change their status from homeownership to tenancy. There appeared to be one physically handicapped person on one of the proposed highway alignments in need of an entrance ramp. None of the replacement comparables specifically mentioned having handicapped facilities and if a replacement cannot be found, modification of a replacement by the agency is a required alternative. Barron and Polk Counties also have an indigenous Native American population that may have members affected by the highway project.

**Table 1—Number and type of Relocations by Segment and Alignment**

<b>Segment</b>	<b>Limits</b>	<b>Alternative</b>	<b>Relocations</b>	
			Business	Residential
<b>I</b>	<b>200<sup>th</sup> St.–120<sup>th</sup> St.</b>	Deer Lake On-Alignment	38	34
		Deer Lake Southern Realignment	31	28
		Deer Lake Far Southern Realignment	31	24
<b>II</b>	<b>120<sup>th</sup> St–County E</b>	Apple River/ Clover Lake On Alignment	8	22
<b>III</b>	<b>County E–50<sup>th</sup> St.</b>	Range On Alignment	6	27
		Range Northern Realignment	3	7
		Range Southern Realignment	3	4
<b>IV</b>	<b>50<sup>th</sup> St.–15<sup>th</sup> St.</b>	Joel Flowage On Realignment	3	14
		Joel Flowage North Realignment	0	11
<b>V</b>	<b>15<sup>th</sup> St.–5<sup>th</sup> St.</b>	Turtle Lake Alt. 1 (Short South Bypass)	1	14
		Turtle Lake Alt. 2 (Long South Bypass)	0	9
		Turtle Lake Alt. 3 (North Bypass)	1	11
		Turtle Lake Through Town	1	3
<b>VI</b>	<b>5<sup>th</sup> St.–Sweeney Pond Creek</b>	Poskin On-Alignment	15	32
		Poskin Southern Realignment	11	11
<b>VII</b>	<b>Sweeney Pond–USH 53</b>	Barron Alt. A (Short South Bypass)	1	20
		Barron Alt. B (Long South Bypass)	1	3
		Barron Alt. C (North Bypass)	1	2
		Barron Alt. D (Through Town)	19	77

**SECTION I**  
**200<sup>TH</sup> STREET –120<sup>TH</sup> STREET**

**RETAIL CLOSEOUTS –OWNER**

On the south side of Hwy 8 is this owner occupied business. Estimate the acquisition price for this building to be \$300,000. Add in a BRP of \$50,000, a reestablishment amount of \$10,000 and a moving amount of \$100,000. (all alignments)

**PHOTO STUDIO–OWNER/RESIDENTIAL RELOCATION**

This photograph studio is located on the north side of the highway and appears to an in home business. Purchase the property for \$230,000. Add in a residential relocation supplement of \$25,000 for the owner, a moving, closing cost and incidental amount of \$9,000. Add in a reestablishment amount of \$10,000 to set up the business in a new location. Add in a small business move payment of \$10,000 for equipment and/or reinstallation of dark room equipment. (all alignments)

**USED CAR DEALER–OWNER**

Estimate that the purchase price for this used car sales site to be \$ \$160,000. Add in a business replacement payment of \$50,000 and a moving payment of approximately \$10,000. Add in a reestablishment amount of \$10,000.(all alignments)

**OFF PREMISE SIGN**–Estimate the acquisition amount for this sign to be \$5,000.(all alignments)

**3 BUSINESSES ON ONE SITE–OWNER**

**1. PONTOONS AND TOYS/RESIDENTIAL RELOCATION**

This in home business is basically a residential relocation. Acquisition amount to be \$170,000 for the house and an owners RHP of \$25,000 plus a moving, incidental and closing cost amount of \$8,000. Add in a reestablishment amount of \$10,000 to assist the owner in setting up the same type of situation at a new site. Add in a small business move of around \$8,000 to move the in stock merchandise. Work with the owner to have new items delivered directly to the replacement sites and thus minimize the move costs. The owners appear to have two more businesses on the same site, but in different buildings. (all alignments)

**2. SCRAPBOOKS /RESIDENTIAL RELOCATION**

A second business on the same site. Estimate the acquisition amount for this building to be \$50,000. Add in a reestablishment amount of \$10,000 and a small business move of \$3,000.(all alignments)

**3.DOCKS /RESIDENTIAL RELOCATION**

The third business on the same site. Estimate the acquisition amount for this building (previously the garage) to be \$30,000. Add in a reestablishment amount of \$10,000 and a small business move of \$5,000. (all alignments)

**MODULAR HOME DEALER–OWNER**

A modular home dealership on the south side of the highway. Estimate that this is an owner occupied business and the business office will sell for around \$160,000. Add in a business replacement payment of \$50,000 and a reestablishment payment of \$10,000. Add a moving payment for the display homes for around \$100,000.(all alignments)

**OFF PREMISE SIGN**

This smaller sign is directly between the grooming and gift shop and Hwy 8. Estimate the purchase price of this two sided sign to be \$5,000.(all alignments)

**GROOMING & GIFTS–TENANT BUSINESS**

This site appears to be an old drive-in restaurant converted for other use. The green and white building with a lighthouse on the top is currently being used as a dog grooming and gift shop. Estimate the purchase amount to be around \$100,000. The tenant business will be eligible to claim a \$30,000 BRP and a reestablishment amount of \$10,000. The business move will probably be negligible for the grooming part of the business. The gift shop business may have moving expenses estimated to be around \$8,000 for packing of breakables.(all alignments)

**DOCKS AND LANDSCAPING**

An in home business of an owner whose house and offices are set back from the road several hundred yards. The area next to the highway is being used as a display site. No relocation for these folks except for moving. A realignment of personal property payment of around \$5,000 should cover this business (all alignments)

**OFF PREMISE SIGN**

This larger sign currently advertises John Deere lawnmowers and a glass replacement company. Estimate the purchase price to be around \$25,000 for this sign.(all alignments)

**RETAIL/COMMERCIAL—OWNER**

This commercial site appears to be a retail business. Estimate the purchase price of this unique building with ½ of a ship sticking out the front to be acquired for \$ 150,000. Add in an owners BRP of \$50,000 and a reestablishment amount of \$10,000. Add in a move payment estimated at \$10,000.(all alignments)

**BUTCHER SHOP—TENANT BUSINESS**

This business appears to be a tenant operated butcher shop. Acquire the building for an estimated \$200,000. Add in a tenants BRP of \$30,000 and a reestablishment amount of \$10,000. Add in tenant fixtures of approximately \$150,000 for coolers and freezers, move them or buy them.(all alignments)

**LIQUOR STORE –TENANT BUSINESS**

This old gas station turned into a liquor store will be acquired for about \$250,000. **The site may be contaminated.** Add in a tenants BRP of \$30,000 and a reestablishment amount of \$10,000. Add in payment for tenant fixtures of \$100,000, move them or buy them.(all alignments)

**FLEA MARKET**

This business appears to be renting to seasonal retailers. Estimate the acquisition price of the property to be \$175,000. Add in a tenants BRP of \$30,000, a reestablishment payment of \$10,000 and a \$100,000 for moving. **Property is most likely contaminated.(all alignments)**

**MINI-GOLF AND GO KARTS—OWNER**

This new business venture is just being built. Estimate the purchase price to be \$250,000 even though the business is just beginning construction. Add in an owners BRP of \$50,000 and a reestablishment amount of \$10,000. A move payment will be minimal because the business is mostly site improvement. Guestimate the move to be \$6,000.(all alignments)

**SPORTING GOODS STORE**

This sporting goods store will be acquired for \$400,000. Add in a BRP of \$50,000 for the owner and a reestablishment amount of \$10,000. Add in a move amount of \$100,000.(all alignments)

**OFF PREMISE SIGN**

This off premise sign is located just east of the sporting goods store on the south side of the road. Estimate the purchase amount to be \$28,000.(all alignments)

**OFF PREMISE SIGN**

This sign currently advertises 'Sven Shoes'. Estimate the purchase price to be around \$20,000.(all alignments)

**REAL ESTATE OFFICE –TENANT BUSINESS**

This building currently houses a real estate office. Estimate that this is a tenant business and the building will be acquired for \$120,000. Add in a BRP of \$30,000 and a reestablishment amount of \$10,000. Add in a minimal move payment of \$5000.(all alignments)

**CONVENIENCE STORE- OWNER**

Estimate the purchase price of this convenience store to be \$600,000. Add in an owners BRP of \$50,000, a reestablishment amount of \$10,000 and a move payment to be around \$100,000(all alignments)

**CAFÉ—TENANT BUSINESS**

This café is attached to a gas station and will be bought or moved when the station goes. Estimate that The business fixtures will be bought or moved for around \$250,000. Add in a tenant BRP of \$30,000 and a reestablishment amount of \$10,000(all alignments)

**CONVENIENCE STORE WITH RESTAURANT—OWNER**

Estimate that this owner occupied convenience store will be acquired for around \$700,000. Add in a BRP for the owner of \$50,000, a reestablishment amount of \$10,000 and a move estimated at \$100,000.(all alignments)

**BAR- OWNER**

This restaurant and bar will be acquired for around \$280,000. Add in an owners BRP of \$50,000 and a reestablishment amount of \$10,000. Add in a move estimated to be \$100,000.(all alignments)

**PAWN SHOP- OWNER**

Estimate the purchase price of this owner occupied business site to be \$165,000. Add in an owners BRP of \$50,000 and a reestablishment amount of \$10,000. Add in a specialty move amount of \$20,000 to cover firearms and specialty packing.(all alignments)

**OFF PREMISE SIGN**

This sign currently advertises Taylors Falls and the Motel 8. Acquire the sign for \$18,000.(all alignments)

**RESIDENTIAL RELOCATIONS**

There appears to be two residential relocations south of Hwy 8 just west of the junction of northbound Hwy 35 and Hwy 8. Estimate the purchase price of the home furthest west to be \$75,000. Add in an owners RHP of \$25,000 and an incidental, moving and closing cost amount of \$7500. (all alignments)

The second residential relocation appears to be valued at \$85,000. It has a large pole building with extra high stall suitable for parking a motor home. Add in an owners RHP of \$25,000 and a moving, incidental and closing cost amount of \$8,000.(all alignments)

**OFF PREMISE SIGN**

On the south side of the highway this lighted sign has a blank side to the east. Estimate the purchase amount to be \$20,000.(all alignments)

**RECYCLING CENTER- OWNER**

Two pole buildings currently being used as a recycle center. Acquire the site for \$180,000. Add in an owners BRP of \$50,000, a reestablishment amount of \$10,000 and a move amount of around \$100,000 for the equipment used in the recycle process.(all alignments)

**JOB SERVICE-TENANT BUSINESS**

A one story white commercial building on the south side of the highway just west of the junction of Hwy 8 and Hwy 35 northbound. Estimate the acquisition price of the building to be about \$250,000. Add in a couple of tenant business replacement payments of \$30,000 each, two reestablishment payments of \$10,000 each and also small move payments of approximately \$5,000 each. Total for the site is \$340,000.(all alignments)

**MODULAR HOME DEALER-TENANT**

When traveling east on Hwy 8 is a modular home dealership on the south side of Hwy 8. I have looked in the MLS and found that the land the dealership sits on is for sale. There are two parcels listed, one of which is Lot 1 of CSM 2118 shown as 12.71 acres on the highway for \$425,000. The other is Lot 2 of the same CSM 3.57 acres for \$225,000. They also say in the ad that there is 600 feet of highway frontage. The business is not included. It appears the business is a tenant. As such, they would be eligible for \$30,000 BRP, unlimited moving (estimated at \$150,000) and a \$10,000 reestablishment payment. (all alignments)

**RESIDENTIAL RELOCATIONS**

The 1<sup>st</sup> alignment section shows two residential relocations on the south side of the road. These two houses are both located immediately after the modular home dealer and are older homes. The first house is a two story green home, estimated as an owner occupied three bedroom in the valuation range of \$110,000. Add another \$25,000 for relocation housing supplement, \$5000 for moving and another \$2500 for closing costs on a replacement. (all alignments)

The 2<sup>nd</sup> house is a white ranch with farm outbuildings and a couple of silos. The house probably has three bedrooms and is owner occupied. Estimated value of \$150,000 for the improvements plus \$25,000 RHP and another \$7500 for moving and incidentals. (all alignments)

The 3<sup>rd</sup> residential site is a gray mobile home with a white addition estimated to be a living room/family room. I would estimate 2+ small bedrooms on the mobile home and a family with smaller kids, hence the extra room. Count \$70,000 for the mobile home and \$25,000 RHP, \$5000 moving and \$2500 incidentals and closing. (all alignments)

The 4<sup>th</sup> residential site is a tan traditional style home on the hillside with white trim. This home was missed on the first pass because it is tucked in behind the trees and it cannot be seen when traveling west to east. Estimate this owner occupied home at 4 bedrooms and valued around \$85,000. Plan on paying \$25,000 additional for replacement payment and \$8,000 moving and incidentals including closing costs. (on alignment)

#### **NURSERY- OWNER**

A multi-purpose site with home and business together. 4 bedroom home valued at \$100,000; pole building and on premise sign allocated to the business at \$125,000 with a possible BRP of \$50,000 reestablishment payment of \$10,000, a moving payment of \$50,000 for the business (for greenhouses not purchased) and an RHP of \$25,000 for the residential part, \$5000 for household contents moved and \$6,000 for incidentals. (on alignment)

#### **RESIDENTIAL RELOCATION—OWNER**

An older dark brown mobile home sits up the hill and tucked in behind the trees just after Deer Lake Gardens. I estimate the relocation for this 2 bdrm mobile home to be \$80,000 for the purchase of the improvements and \$25,000 for RHP and another \$5,000 for moving and incidentals.(on alignment)

#### **AUTO SALES AND STORAGE- OWNER**

Antique cars/trucks ready to be refurbished/stored. I would estimate as an owner operated site which **will have a problem finding a suitable replacement**. Most localities have zoning which prevents auto salvage dealers from relocating within their areas. Count on \$250,000 for improvements, plus \$50,000 BRP \$10,000 for reestablishment, about \$30,000 to move the cars. Perhaps the owner lives in the green trailer behind the shop. Add \$40,000 for the trailer plus \$25,000 RHP and \$7,000 for moving and incidentals. (on alignment)

#### **CONSTRUCTION FIRM— TENANT BUSINESS**

I estimate that the large brown pole building houses the building office and supplies. Count on \$40,000 for the building alone. The tenants will receive \$30,000 as BRP and \$10,000 reestablishment. Moving should be negligible, perhaps \$5000.(on alignment)

#### **CHIROPRACTIC CENTER- TENANT BUSINESS**

This business appears to be newer. Expect to pay \$150,000 for the center plus \$30,000 Business Replacement Payment, \$10,000 for reestablishment and less than \$10,000 for moving. There may be ultrasound therapy machines which will need to be reconnected. (on alignment)

#### **BAIT AND TACKLE SHOP WITH BAR-OWNER**

There is a newer 3 bdrm mobile home in back of the shop and I believe it is probably owner occupied. Estimate the purchase of the shop for \$250,000 plus \$50,000 BRP for the owner, reestablishment of \$10,000 and a moving payment of about \$50,000 to reinstall coolers, etc. Count on paying around \$25,000 as a residential housing payment on top of the business payment as it is a multi-use site. Moving of the household items should be negligible if the mobile home is moved. If not, count on spending about \$50,000 for the home and \$5000 on top of that for moving the furnishings/personal property.(on alignment)

#### **BLOCK AND PATIO- TENANT**

Another tenant business. Estimate paying approximately \$150,000 for the shop and add \$30,000 BRP for tenant business, \$10,000 reestablishment and \$8000 to move the materials in stock. Plan to work with the business owner to prevent a lot of material delivery at this site prior to the move. Logistics can be worked out so that deliveries are made to the replacement site thereby preventing the need to move the material twice. (on alignment)

#### **OFF PREMISE SIGN**

I inquired of our property management section regarding valuation of this off premise sign. D6 had just purchased a similar sign and the price was \$33,000. It was bought and not moved. Figure the same amount for this one. (on alignment)

#### **RESIDENTIAL RELOCATION**

This small tan two bedroom home with attached garage also has two large white pole sheds in the background. Consider the selling amount of approximately \$160,000 for the improvements and a replacement owner payment of \$25,000 plus about \$10,000 for moving, closing and incidentals. (on alignment)

## **OFF PREMISE SIGN**

A smaller version of the first sign with similar acquisition situation. Valuation set at \$28,000. This sign may not be impacted as the highway leaves current alignment around the area. Frontage road still exists.

## **RESIDENTIAL RELOCATIONS**

There is a residential site in the background (small off premise sign) that may be impacted by the near south alignment. Estimate \$165,000 for 3 bdrm home and other improvements and another \$35,000 for relocation package to include RHP, moving and incidentals. (on and near south alignments)

Down 170<sup>th</sup> Street there are three homes that may be impacted by the near south alignment. One is down at the bottom of the hill and is a modified Spanish styled 3 bdrm home with what appears stucco exterior. I would estimate the acquisition price to be about \$180,000 plus an RHP of \$25,000 and a moving payment of around \$8000. (possible on and near south alignments)

Further on down the road there are a couple of newer homes that will definitely be in the way of the near south alignment. I estimate the first home to be 4 bdrm and around \$235,000 with a relocation package of an additional \$35,000.(near south alignment)

There is a white 2bdrm mobile home near the road. I estimate the price to be around \$70,000 for acquisition. It appears there may be renters in the home. I believe \$8,000 RHP plus \$5,000 moving and \$3,000 incidentals ought to cover them for relocation.(near south alignment)

The next home up the hill and further in from 170<sup>th</sup>, is a 3 bdrm beige home approximately worth \$180,000 and also with a relocation package of \$35,000 in addition to the purchase. Since the homes are larger, I estimate that they are both 4 bedroom, closing cos and moving the contents will be higher than on a lesser valued property. I believe both to be owner occupied. (near south alignment)

There is a farm with 3 bdrm home approximately ¼ mile south of the curve at the east end of Deer Lake. I believe the near south alignment will impact this property. It appears to be in cash crops. Count \$225,000 for the farm and \$25,000 for RHP for the owners plus \$8,000 moving and \$4,000 incidentals for a replacement. (on and near south alignments)

Along Hwy 8 just prior to the Hwy 65 is a driveway that enters the woods on the south side of the road. I believe a home has been built in there and that the 4 bdrm home would have to be relocated for the far south alignment as it returns to the it's present position. Figure \$225,000 for the home and \$25,000 for RHP plus \$10,000 for moving and incidentals. (on and far south alignments)

When you turn right off Hwy 8 and go down HWY 65, the first home you encounter will be a gray 3bdrm ranch. This home will have to go to build the near and far south alignments. Set aside funds in the amount of \$180,000 to purchase the home plus \$25,000 RHP for the owner and \$8,000 for moving and incidentals. (near and far south alignments)

Just a bit further down 65 you will notice there is a small log home on the east side of the road. It looks to be two bedrooms. It is currently for sale. I estimate the price of the home to be around \$80,000 with an RHP of \$25,000 plus \$7500 for moving and incidentals. Total to relocate owners: \$112,500. (on alignment)

## **CHURCH -OWNER**

Further down 65 on the west side is a new church. I estimate the building to be acquired for around \$190,000 plus they will be allowed \$50,000 BRP a \$10,000 reestablishment payment and I estimate the move to be around \$5,000.(on alignment)

## **RESIDENTIAL RELOCATION**

A house is on the east side of the road across from the church. This home appears to be a 1 1/2 story 3 bedroom in fair condition. I estimate the acquisition price to be \$85,000 plus a relocation supplement of \$25,000 and another \$7500 for moving and incidentals. (on alignment)

Further up the road there is an older pink house and shed on the east side. There appears to be a new 3 bdrm home being built behind the pink house. This site is approximately 0.3 miles south of current Hwy 8. I would estimate the total purchase value to be around \$160,000 including the unfinished home. Relocation costs of about \$25,000 RHP for the owners, moving of \$4,000 and incidentals of \$2,000. (perhaps on alignment, southern edge)



At the ½ mile mark in from Hwy 8, there are only fields and woods both east and west as far as I could see.

Returning to Hwy 8, just past Hwy 65 is an older tan 3 bdrm home on the north side of Hwy 8. It is tucked back in the trees but estimate this home to be around \$65,000 plus an RHP of \$25,000 plus \$7500 for moving and incidentals. (all alignments)

Slightly east and also on the north side is a two story mint green home estimated to be 3 bedrooms and owner occupied. It appears the home needs a little TLC and worth about \$90,000 plus an RHP of \$25,000 plus \$4,000 for moving and incidentals.(all alignments)

Next in sight on the north side is a chocolate brown 3 bdrm split or tri-level with white shutters. Consider spending \$155,000 or this home plus the RHP of \$25,000 and \$6,000 for incidentals and moving.(all alignments)

The south side of the road throughout this area is mostly wooded or brushy and appears to be vacant.

There is an older white two story 3 bdrm home with blue trim on the north side of Hwy 8. It has a couple of storage buildings is fairly good shape. The home appears to be valued in the \$65-70,000 range. Add an RHP of \$25,000 plus moving and incidentals of \$5,000.(all alignments)

A small yellow 2 bdrm home with matching outbuildings is next on the north side of Hwy 8. It appears to be old but well taken care of. The value is around \$85,000 for the property and \$25,000 for housing supplement plus \$5,000 for moving and incidentals.(all alignments)

A tan 3 bdrm mobile home with some cars in the yard was the next property viewed. The mobile home appears to be worth about \$50,000. I believe it to be a rental so figure an RHP of \$8,000 plus closing costs to run about \$4,000 if the tenant decides to buy property. Add moving in of around \$3,000.  
(all alignments)

Also on the north side of Hwy 8 is a two story gray 3 bdrm home next to the highway. It appears to be worth about \$105,000 and is owner occupied. They will be eligible for \$25,000 RHP plus moving and incidentals of around \$7500.(all alignments)

#### **CELL TOWER-TENANT BUSINESS ON A Multi-Use Site**

About a quarter of a mile further down Hwy 8 is a multi-use site which contains a cell tower.

Our utilities section has investigated the costs associated with moving a cell tower and come up with prices in excess of \$2 million. If the alignment cannot be shifted, plan to pay this amount in relocation costs just for the tower. Also give the utility owner several years notice to move so that they can arrange to have a substitute up and running before this one comes down. The site also contains a two story 3 bdrm home with red roof that appears to be valued at the \$115,000 range and to be eligible for an RHP of \$25,000 plus a moving and incidentals payment of around \$7500. (all alignments)

There is a charcoal gray 3 bdrm ranch home under the pines. Valuation \$120,000 plus \$25,000 for RHP and around \$5,000 moving and incidentals.(all alignments)

On the south side of Hwy 8 is a hobby farm with a 3 bdrm white raised ranch with black trim. This property is listed for sale and it is estimated at \$170,000 plus \$25,000 for RHP and \$5,000 moving and incidentals.  
(all alignments)

On the north side of Hwy 8 as we move east, is a 20's two story home with a gray deck. Estimate this 4 bdrm home to be around \$105,000 plus a \$30,000 relocation package to include RHP of \$25,000.(all alignments)

An older 1 1/2 story 3 bdrm home with attached garage (and a red pickup in the yard-photo) is valued at around \$85,000 plus relocation package of \$30,000.(all alignments)

An older white 3 bdrm home on the south side of the highway has evidence of youngsters in the family. Estimate the value to be \$65,000 with an RHP of \$8,000 for renters and \$5,000 moving and incidentals if they bought a replacement.(all alignments)

Across the highway on the north side is a small white 2 bdrm home with dormer windows upstairs. Estimate the value of this home to be \$72,000 plus a relocation package of around \$30,000 for owners including a \$25,000 RHP.(all alignments)

#### PROPANE BUSINESS -OWNER

It appears there is a propane gas distributor on the south side of Hwy 8 just prior to the junction with 120<sup>th</sup>. There are numerous tanker trucks and small bottles for gas as well as a maintenance shop and large pole building which probably houses the offices and bulk tank. Earmark \$160,000 for the site. Relocation benefits for this business will be \$50,000 BRP, \$10,000 Reestablishment plus unlimited moving (estimated at \$100,000).(all alignments) **There may be difficulties in relocating a propane distributor due to zoning requirements.**

#### OFF PREMISE SIGN

There is a smaller off premise sign in a field closer to the corner. Our property management sections advises a price of \$8,000 for the sign and recommends we buy it.  
(all alignments)

#### STATUARY AND DOCKS– OWNER -Multi-use Site

The owner has a 3 bdrm home on the corner and appears to operate at least two businesses from there. Value the home at around \$110,000 plus a couple of large pole buildings at about \$10,000 each. Figure that even if he has two or more businesses he will only be eligible for one BRP as a business owner.( and that providing he can prove that he is a full time business.) Figure \$50,000. He will be eligible for \$10,000 reestablishment and unlimited moving expenses of his wares(add approximately \$50,000 for moving) plus a residential relocation package of \$25,000 RHP plus chattel moving of items in the home estimated @ \$10,000 for a commercial mover.  
(all alignments)

### SECTION I–DEER LAKE COST BY ALIGNMENT

**\*Business alignments do not include \$2 million to move the cell tower**

ON ALIGNMENT	DEER LAKE SOUTH	FAR SOUTH
BUSINESS RELOCATIONS	BUSINESS RELOCATIONS	BUSINESS RELOCATIONS
38	31	31
\$8,550,000*	\$7,374,000*	\$7,374,000*
ON ALIGNMENT	DEER LAKE SOUTH	FAR SOUTH
RESIDENTIAL RELOCATIONS 34	RESIDENTIAL RELOCATIONS 28	RESIDENTIAL RELOCATIONS
\$5,018,000	\$4,904,000	24
		\$3,615,000

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### SECTION II 120<sup>th</sup> Street –County E

#### RESIDENTIAL RELOCATION

There is what appears to be an old church made into a 2 bdrm home immediately after the intersection of 120<sup>th</sup> and Hwy 8. There is a handicap ramp on the home, so there may be disabled individuals in residence. Calculate \$90,000 to buy the home plus an RHP of \$25,000, closing and incidentals an additional \$6,000. **A replacement may be housing of last resort to find one with handicap accessories. Plan to remodel a replacement if necessary.**

#### OFF PREMISE SIGNS

Two smaller off premise signs which will need to be bought. Count on \$3,800 for both.

#### RESIDENTIAL RELOCATION

A 1 ½ story 50's 3 bdrm white house (w/white truck on right in photo). Estimate purchase of the property for\$95,000. Add a relocation housing payment of \$25,000, a moving payment and incidental cost of around \$7500 for this owner occupied home.

Across from the cemetery is a 3 bdrm yellow ranch house estimated to be worth about \$130,000. Add a relocation package of \$30,000 to include a housing supplement of \$25,000 for owners.

A white two story 3 bdrm home with black shutters nestled behind pines is the next home to the east. Consider this an owner occupied home with a valuation in the \$160,000 range. Add a relocation housing payment of \$25,000 and moving and incidentals of \$7500 more.

An old farm to the north of Hwy 8 contains several outbuildings, a barn and an older 3 bdrm home in need of some repairs. Purchase price to be around \$98,000 for improvements and \$25,000 for a supplemental housing payment. \$5,000 more for moving and incidentals. If the owner opts for a commercial move, add an extra \$3,000.

#### **TREE FARM-OWNER**

This small business is at the junction of Hwy 8 and Cty H. Set aside \$140,000 for the business site and \$50,000 Business Replacement Payment. Add in unlimited moving and still be entitled to claim for reestablishment expenses up to \$10,000.

#### **RESIDENTIAL RELOCATION**

Two story 3 bdrm tan home with early 70's styling. It appears to be worth around \$75,000. Add a relocation package of \$30,000 to include an RHP of \$25,000 for owners.

There is a site further down the road on the north side which contains what appears are 4 mobile homes. I believe that two are lived in and the other two vacant. I assume them to be rentals. The first 2 bdrm rental is worth about \$30,000. The renters would be allowed a relocation supplement of \$8,000 for a replacement supplement, moving costs based on the number of rooms or a commercial move, (their choice) and incidentals if they choose to buy. Add \$3,000 for the moving and incidentals.

The second lived in mobile home also is a 3 bdrm worth about \$30,000. Add \$8,000 for RHP for tenants, \$3,000 for moving and incidentals.

On the north side of the road is a white 3 bdrm home with a green roof. It is a ranch styled home and will be purchased for around \$125,000. Add an additional \$30,000 for owners relocation package.

#### **MOTEL- OWNER**

For this business relocation plan to spend about \$250,000 for the site and another \$50,000 for owners supplemental business payment. Also, plan on a \$10,000 reestablishment payment and unlimited moving. Estimate the unlimited to be around \$50,000 to help build a new place or refurbish an already built one

#### **RESIDENTIAL RELOCATIONS**

Also on the north side of Hwy 8 but across Cty H to the east, is a small estimated 1 bdrm tan house that I estimate is a rental. Acquisition price of the house to be approximately \$50,000 with a tenant housing supplement of \$8,000 plus about \$2,000 moving. If the tenant chooses to buy a replacement instead of rent, add \$3,000 for inspections and closing costs.

Also located on the site is a newer 3 bdrm mobile home with gazebo that I would estimate is occupied by the property owner. Purchase price of this home is around \$80,000 with an \$25,000 owners housing supplement and \$5,000 for moving and incidentals. Also, include \$10,000 reestablishment for the owner to set up the same type of income producing situation at a new site. No BRP will be included with this business as the owner is in the business of renting to others.

There is a small 2 bdrm gray house next door valued at approximately \$60,000. Calculate an owner's RHP of \$25,000 plus moving and incidentals of around \$5,000.

A 3 bdrm mobile home worth approximately \$40,000. Add a tenants relocation package of \$8,000 housing supplement, \$3000 for moving and \$4000 for incidentals in case they buy a replacement.

A white 3 bdrm ranch home on the north side of Hwy 8 valued at about \$110,000. Add an owners RHP of \$25,000 plus \$5000 for closing and incidentals. Add \$2000 for moving payment based on the number of rooms.

On the south side of the intersection right at the corner, is an old one story home that probably is vacant. There is a newer home behind this one and I assume it is owner occupied. The newer home is a 3 bdrm taupe manufactured home estimated to be three bedrooms. Value set for the home at approximately \$70,000 plus RHP of \$25,000, moving \$2,000 and closing and incidentals of \$5,000. If the owners opt for a commercial move, add \$5,000.

A short way to the east is a blue 3 bdrm split entry with dark shutters and white trim around the windows. Estimate the value of this home at \$125,000 with a relocation owners package to be around \$30,000.

Further east is an old dark green 3 bdrm home estimated at \$45,000. I believe it is owner occupied. Add a relocation supplement of \$25,000 for a replacement and \$5000 for incidentals. **The owners may need housing of last resort due to the condition of this home. Add \$10,000 to RHP.**

What appears to be a couple of mobile homes side by side under one roof, is the next residence on the south side of Hwy 8. Calculate an acquisition amount of \$60,000 for this 3 bdrm home plus an owners package of \$25,000 for RHP and \$5000 for incidentals and closing costs.

An older 1 1/2 story 3 bdrm home with porch and faces the highway and appears to be owner occupied. It is very neat and clean with flowers on the porch. I estimate this home to be worth around \$75,000. Add \$25,000 for owners RHP plus \$2,000 for incidentals. Add \$7,000 for a commercial move.

A short way further east are a couple of mobile homes and a sporting goods shop. The first mobile home is approximately 12 X 60 probably has three bedrooms and is owner occupied. Estimate a purchase price of \$65,000 with an owner RHP of \$25,000, \$5000 for incidentals and closing costs for a replacement and \$2000 for a self move based on the number of rooms.

The second 2 bdrm mobile home appears to be a rental and is vacant at this time. An acquisition price of \$18,000 should cover this home. There will be no relocation associated with it.

#### **SPORTING GOODS STORE/TRUCK RENTAL-OWNER**

This sport shop and moving truck rental will be acquired for the improvement of Hwy 8. Plan on an acquisition amount of \$225,000 and a BRP of \$50,000 for the owner, \$10,000 reestablishment and \$10,000 for a moving payment.

#### **RESIDENTIAL RELOCATION**

An older 40's type large two story 4 bdrm white home with dark roof. It appears to be a hobby farm with several out buildings. Estimate the price at around \$120,000 for the improvements, an owners relocation housing supplement of \$25,000 and \$8,000 for moving.

#### **CHURCH -OWNER**

This church is located approximately 100 yards east of the intersection of Hwy 8 and Cty H. Calculate \$150,000 acquisition amount plus \$50,000 for a BRP, \$10,000 for reestablishment and about \$5000 to move.

#### **OFF PREMISE SIGN**

Located approximately ½ mile east of Hwy 8 and Cty H intersection. Purchase or move the sign for about \$15,000.

#### **OFF PREMISE SIGN**

Located a quarter mile further east than the previous sign. The sign will be bought or moved for about \$15,000.

#### **CENTURY FARM-OWNER**

Purchase the farm for around \$170,000. 3 bdrms in the home. Add in a BRP of \$50,000, \$10,000 for reestablishment and around \$10,000 for moving.

**SECTION II--COST**  
120<sup>TH</sup> Street to County E

BUSINESS RELOCATIONS	RESIDENTIAL RELOCATIONS
8	22
\$1,338,800	\$2,358,000

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**SECTION III**  
COUNTY E--50<sup>TH</sup> STREET

**DAIRY-OWNER**

This farm appears to be an operating dairy farm with several outbuildings and milking parlor, 5 silos and large owners residence. Acquisition price around \$300,000 for the improvements, add \$50,000 business replacement payment, add \$100,000 for moving and reinstalling equipment and milking facilities. Add \$10,000 for reestablishment. (all alignments) **If a replacement dairy cannot be found similar to this one, plan to remodel an existing farm or build new if necessary.**

**RESIDENTIAL RELOCATION**

A mint green 3 bdrm raised ranch sits on the south side of the road in a stand of trees. Estimate the value of this home to be \$120,000 plus and owners relocation package of \$25,000 for RHP and \$7500 for moving and incidentals.(all alignments)

**RESIDENTIAL RELOCATION**

A white 3 bdrm ranch styled home is located north of Hwy 8 a short distance east of the paving company. Also on site are a couple of pole buildings. I estimate this property is owner occupied and worth approximately \$160,000. Add an owners relocation supplement of \$25,000 and moving, incidentals and closing costs of \$8,000.(all alignments)

**FARM RELOCATION--OWNER**

Approximately a quarter of a mile south of Hwy 8, is a farm on 70<sup>th</sup> which will be affected by the south alignment. It appears the farm fields will be needed for the highway, in essence destroying the functionality of the farm. Plan to relocate the farm with an acquisition price of \$240,000 for the improvements, \$50,000 owners business replacement payment, \$10,000 reestablishment, and \$50,000 for moving and connecting milking equipment, barn cleaners, holding tanks, etc. (south alignment)

**ELECTRIC SUBSTATION--OWNER**

Estimate moving this substation for over \$1 million. **Central office recommends the highway avoid this business. It appears cheaper to move the road. (on alignment)**

Traveling east along Hwy 8 just after you pass Twin Lakes is a home on the north side of the road fairly hidden by the trees. I estimate the price of this 3 bdrm home to be in the \$250,000 range and owner occupied. Add \$25,000 for RHP and \$10,000 for incidentals and moving. (north and on alignment)

Slightly further east but on the south side of the road, is a tan split entry. I estimate this home as newer and also owner occupied. Valuation set at \$160,000 for the estimated 4 bedroom home. Add \$25,000 for housing supplement and \$8,000 for moving, incidentals and closing costs. (on alignment)

There is a gold ranch styled home on the north side of the road. It appears to be a two bedroom valued at around \$120,000. Add \$25,000 RHP and \$7500 for other costs associated with the purchase of a replacement.(on alignment)

**HOBBY SHOP-Multi purpose site--OWNER**

It appears that the owner has an in house business. He will be paid for the acquisition of his 3 bdrm home approximately \$98,000 plus he will be eligible to claim \$25,000 as a housing supplement, \$7500 for moving and incidentals. As far as his business goes, he can claim \$10,000 reestablishment to get himself set up in the same situation at a new site. (on alignment)

### **MAPLE SYRUP BUSINESS—Multi purpose site—OWNER**

An in home organic maple syrup business. Purchase the 3 bdrm property for \$ 100,000. The owner is eligible for \$25,000 RHP, count \$7500 for moving and closing costs on a new property. They will also be eligible for reestablishment of \$10,000 to get another business going. (on alignment)

### **RESIDENTIAL RELOCATIONS**

There is a mobile home located on the north side of current Hwy 8 just a little bit further down the highway. It appears to be in good condition and owner occupied. This 14 X 70 3 bdrm homes estimated value is \$60,000. Calculate an additional \$25,000 for supplemental housing payment, and \$7500 for closing costs and moving based on the number of rooms. (on alignment)

Also on the north side of the highway is a two story beige 3 bdrm home tucked back in the trees. The estimated value is \$150,000 plus owners relocation package of around \$30,000. (on alignment)

On the north side of the road, is a pale gray 3 bdrm contemporary home with a satellite dish and deck. Estimate this home as owner occupied and worth around \$150,000. Calculate an owners RHP of \$25,000 add an additional \$8000 for a commercial move, \$5000 for closing costs and incidentals.(on alignment)

There is a gold two story home on the north side of Hwy 8 at the west end of town. Estimate this home to be an owner occupied home with 3 bedrooms. Calculate the selling price to be around \$90,000 with a \$25,000 RHP supplement, moving payment to be \$6000 if a commercial move and closing costs and incidentals of around \$3000. (on alignment)

A small gray estimated two bedroom ranch on the south side of the highway. Valuation around \$75,000. Estimate this home to be owner occupied with an RHP of \$25,000 plus a moving payment and incidental amount of \$7500.(on alignment)

A yellow 3 bdrm two story on the south side of the highway. Estimate this home to be worth about \$65,000 and owner occupied. Add \$25,000 for owners RHP plus \$9000 for incidentals and moving.(on alignment)

On the north side of the highway is a tan three bedroom ranch with attached 2 car garage. Estimate this home to be worth about \$100,000 and owner occupied. Add an owners package of \$25,000 for RHP and an additional \$6000 for moving and incidentals. (on alignment)

On the south side of the highway is a small green bungalow which appears to have two bedrooms on the main floor and perhaps an expansion attic. This home is occupied by a young family and I'll estimate the value of the home to be around \$60,000. Add in an owners RHP of \$25,000 and an incidental and moving payment, based on the number of rooms, to be around \$5,000. **If the family size grows, be aware that we may move into housing of last resort as a replacement will be beyond the owners ability to buy the size they need with the proceeds of the sale of this home, even with the supplement. (on alignment)**

On the south side of the highway is a white ranch styled home currently used as a rental. (there was a sign advertising the home for rent) Estimate the value of this 3 bdrm home to be around \$85,000. The renters would be eligible for a tenant package of a maximum of \$8000 as a rental supplement based upon the difference between the current rent and the rent charged for a replacement multiplied by 48 months, and a moving and incidental amount of around \$4,000 if they choose to use the rental supplement as a down payment on a purchased replacement. (on alignment)

There is a gray ranch just east of the previous home also on the south side of the road. Estimate this 3 bdrm home with attached two car garage to be worth about \$80,000. Calculate an addition of \$25,000 for an owners RHP plus a moving and incidentals amount to be approximately \$7500. (on alignment)

### **FIRE DEPARTMENT**

The fire department is so close to the highway that it will need to be moved. Calculate the buildings to be purchased for around \$150,000. Public entities are not entitles to relocation benefits except for moving. Add a moving payment estimated to be around \$50,000. (on alignment)

Old residential property is on the north side of the highway, approximately across from the fire department. This property is in very poor condition and currently not occupied. Estimate the property to be purchased for around \$30,000. Plan on spending about \$8,000 to clean it up.(on alignment)



### **RESTAURANT- OWNER**

This restaurant is located on the north side of the highway. I estimate the purchase price of the establishment to be approximately \$200,000. Add in an additional BRP of \$50,000, \$10,000 for reestablishment and approximately \$50,000 for moving. (on alignment)

### **VACANT COMMERCIAL BUILDING**

Estimate the purchase price to be approximately \$60,000 for this building. No relocation as long as vacant (on alignment)

### **RESIDENTIAL RELOCATION**

Just past the intersection of CTY D on the north side of the highway is a small white 3 bdrm owner occupied home with detached garage. Estimate this home to be worth about \$80,000 . Add in an owners relocation supplement of \$25,000 plus moving and incidentals of \$7500. (on alignment)

### **OLD OCCUPIED COMMERCIAL SITE / RESIDENTIAL RELOCATION**

There is a commercial site at the southwest quadrant of the intersection of the county road and Highway 8. It **appears to be 2 bdrm and occupied by a tenant but does not have a commercial business in place at this time.** Estimate the building to be purchased for around \$45,000 and a tenants relocation supplement of \$8000 plus moving of \$2000 for the tenant and \$5,000 for a commercial move to clean up the site. (on alignment)

### **RESIDENTIAL RELOCATIONS**

There is a mobile home behind the commercial site mentioned previously. It also appears to have a tenant. Estimate the 3 bdrm home could be purchased for approximately \$20,000. Add a tenants supplement of \$8000 for rental subsidy and \$2000 move based on the number of rooms. Add in \$5000 for a commercial move to clean up the site. (on alignment)

There is a small gray 2 bdrm house on the county road. Estimate the value of this home to be around \$75,000. Calculate an additional \$25,000 for an owners RHP and also an additional \$7500 for moving and closing costs.(south alignment)

North along the county road are a couple of homes which will have to go if the north alignment is built. There is a white 3 bdrm split level on the west side worth approximately \$175,000. Add in an owners supplement of \$25,000 and moving and closing costs of about \$10,000. (north alignment)

Just a little bit south of the split is a tan ranch styled home on the east side of the county trunk. Estimate this owner occupied home to be 3 bedroom and worth about \$155,000. Add in an additional \$25,000 for RHP and \$4000 for incidentals. Calculate a commercial move of around \$7000.(north alignment)

### **CONTRACTOR HOME & PARTIME BUSINESS-OWNER**

There appears to be a home just north of town on the west side of the county road which also looks like it has evidence of contractors materials stored in and about the yard. I would estimate this 3 bdrm property to be owner occupied and worth about \$125,000. Add in an residential owners RHP of \$25,000 plus an estimated \$7500 for closing costs, household moving and incidentals. The building materials for the business will be moved at an estimated \$8,000. If the owner also runs a business out of his home, add an additional \$10,000 for reestablishment. He will not be eligible for a BRP.(north alignment)

### **BAR- OWNER**

Estimate this site to sell for \$200,000. Add in a BRP of \$50,000, \$10,000 for reestablishment and a moving payment of approximately \$50,000 for substitute property and moving. (on alignment)

### **OLD SCHOOL**

Estimate this old school site to be an owner occupied 3 bdrm residential site. Calculate the selling price to be around \$55,000 with a \$25,000 owners RHP and \$5,000 for moving and incidentals. **Here is another situation where there may be housing of last resort because the proceeds of sale plus the supplement may not be enough to buy a replacement.** (on alignment)

### **RESIDENTIAL RELOCATION**

On the south side of Hwy 8 is an older white 3 bdrm mobile home estimated to be owner occupied and worth around \$45,000. Add in an additional \$25,000 for RHP and \$4500 for incidentals and moving.(on alignment)

On the north side of Hwy 8 almost across the highway from the mobile home, is a two story white home with a three car detached garage. The home appears to be a 3 bdrm traditional styled and worth about \$95,000. Add in \$25,000 for owners RHP and \$7500 for moving and incidentals.(on alignment)

A white one story home on the south side of the highway, just east of town. Estimate this owner occupied 3 bdrm home to sell for around \$75,000 and the owner to be eligible for \$25,000 as RHP and \$6,000 for moving and incidentals.(on alignment)

Moving further out of town to the east, is an older two story 3 bdrm home on the north side of the road. Estimate this home to be worth about \$65,000 and owner occupied. Calculate an additional \$25,000 for a supplement and \$7500 for moving based on the number of rooms and incidental payments in regards the purchase of a replacement.(on alignment)

A yellow home on the south side appears from the west to be a small ranch. It actually is a larger home when seen from the east side. Estimate this home to be worth about \$125,000 and owner occupied. Consider this home to be about 4 bedrooms. Add an owners RHP of \$25,000. Incidentals and closing costs will add \$5,000 and moving will increase the amount by an estimated \$5000. (on alignment)

A light blue 3 bdrm traditional 1 ½ story home with black trim is located on the north side of Hwy 8. Estimate the purchase price to be around \$100,000. Add \$30,000 for RHP, moving and incidentals. (on alignment)

A white raised ranch 2 bdrm with a black deck is on the north side of Hwy 8, just slightly past the traditional. Estimate this home to be worth about \$105,000 and owner occupied. Add \$25,000 for RHP and \$7500 for moving and incidentals.(on alignment)

#### **FARM- OWNER**

The improvements on this farm will be taken for all alignments. The total farming operation will have to be relocated. In this case calculate around \$250,000 for the improvements. Add in a BRP of \$50,000, a moving payment of \$50,000 and \$10,000 for reestablishment.(all alignments)

#### **RESIDENTIAL RELOCATION**

There is a tan double wide 3 bdrm mobile home on the north side of the highway. Estimate this home to be purchased for \$55,000. Add in a tenants relocation supplement of \$8000 and a moving payment of around \$2000. (all alignments)

### **SECTION III- RANGE**

#### **COST BY ALIGNMENT**

**Apple River Substation relocation not included in totals**

ON ALIGNMENT	SOUTH ALIGNMENT	NORTH ALIGNMENT
BUSINESS RELOCATIONS	BUSINESS RELOCATIONS	BUSINESS RELOCATIONS
5	3	3
\$1,660,000	\$1,170,000	\$830,000
RESIDENTIAL RELOCATIONS	RESIDENTIAL RELOCATIONS	RESIDENTIAL RELOCATIONS
27	4	7
\$3,646,000	\$878,000	\$1,254,000

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## **SECTION IV**

### **JOEL FLOWAGE**

#### **REPAIR SHOP /RESIDENTIAL RELOCATION**

Just past the intersection of Hwy 8 and 50<sup>th</sup> Street, is a repair shop. This multi-purpose site is basically a 3 bdrm residential site. Calculate the purchase amount to be \$70,000 with an owners RHP of \$25,000 plus moving and incidentals of around \$5000. Add in a reestablishment amount of \$10,000 for the business allocation. No BRP eligibility. (all alignments)

#### **RESIDENTIAL RELOCATIONS**

On the south side of the highway is a two story tan 4 bdrm home in excellent condition. Calculate an owners payment of \$160,000 for the purchase of the property, \$25,000 for RHP and \$10,000 for moving and closing plus incidental costs. (all alignments)

A large two story 3 bdrm white home on the north side of the highway. Estimate this property to sell at around \$90,000. Add in an owners RHP of \$25,000 and moving and incidentals of \$6000.(all alignments)

A white contemporary/ranch is located also on the north side. This 3 bdrm home appears to be worth about \$125,000 and is owner occupied. Add \$25,000 RHP and an additional \$8000 for moving and incidentals. (all alignments)

A gray double wide is on the south side of the highway. Calculate \$120,000 for this property plus an additional \$25,000 for RHP and an amount of \$7500 for moving and incidentals.(all alignments)

A light green mobile home and black Quonset hut on the north side of the road. Calculate \$60,000 for this 3 bdrm property with an owners additional \$25,000 for RHP and moving and incidentals of \$7500.(all alignments)

#### **POSSIBLE TREE FARM/RESIDENTIAL RELOCATION**

There is a white ranch styled home with a brick basement which appears to also be a tree farm. There is a for sale sign in the yard. While no sign was visible, there are several varieties of trees planted in rows on the west side of the house. The home itself is probably 3 bdrm and worth around \$145,000. Add in an owners residential relocation of \$25,000 and moving plus incidentals to run about \$10000. Add in a reestablishment eligibility payment for the business of \$10,000.(all alignments)

There is a small yellow 2 bdrm home that shares a driveway with the previous property. Calculate a purchase amount of \$55,000 for this home and a rental supplemental payment of \$8000 plus a moving amount of around \$2000. (all alignments)

#### **FARM RELOCATION/RESIDENTIAL RELOCATION**

On the north side of the highway is an older 3 bdrm farm home with barns and silos. Estimate the property to sell for approximately \$180,000. Add in an owner residential relocation supplement of \$25,000 plus moving and incidentals of around \$10000. Allow a reestablishment amount of \$10000 if the farmer wants to continue farming at a new location. Add an actual moving payment if cows or equipment need to be moved to a replacement site.(all alignments)

#### **FARM RELOCATION/RESIDENTIAL RELOCATION**

Another 3 bdrm farm on the north side of the highway. It appears to be more of a cash crop farmer than a beef/dairy operation. Estimate a purchase price of around \$180,000. Add an owners residential relocation package of \$25,000 for RHP, \$8,000 for moving and incidentals. Also calculate an additional \$10,000 for reestablishment of the farm operation and say \$10000 for additional moving costs.(all alignments)

#### **RESIDENTIAL RELOCATION**

Near 125<sup>th</sup> Avenue is a white 2 story 3 bdrm home in very good condition. Estimate a purchase amount of \$130,000 for this home and an owners RHP of \$25,000, moving and incidentals of \$8,000. (on alignment)

#### **MINI- STORAGE /RESIDENTIAL RELOCATION**

This multi-purpose site is basically a residential relocation with many small moving payments. The owners 3 bdrm home will be purchased along with the storage buildings for around \$200,000. Estimate the owner will be eligible for an RHP of \$25,000 plus a move and incidental amount of approximately \$8,000. Add in \$10,000 for reestablishment. Each of the tenants in the storage facility will be allowed to claim a 'residential' moving payment

equal to the number of rooms of furniture stored in each unit. Estimate each 10 X 20 unit as two rooms of furniture with a move amount of \$500. Estimate there are 18 large units and 5 small units in the farthest building. The small units will be allowed 1 room of furniture or \$350. The building closest to the house appears also to house rental units. Estimate this building to have 12 large units only. (on alignment)

#### **BAR & RESTAURANT/RESIDENTIAL RELOCATION OWNER**

An owner occupied multi-purpose site. There is a new modular home smack dab up against the saloon and restaurant. This property will be a package deal due to the location of the improvements. I estimate the home to be 3 bedroom and worth about \$60,000 since it is too close to the bar to reflect it's true value which would be about \$120,000 if there were better placement of it. The owners will be eligible for an owners RHP of \$25,000 and a moving and incidentals amount of \$8000. The bar portion will be purchased for around \$250,000. Add in a BRP of \$50,000, reestablishment of \$10,000 and a moving payment for the bar, restaurant of about \$10,000. (on alignment)

#### **OFF PREMISE SIGN**

There is an off premise sign on the grounds of the bar/ restaurant. Estimate the price of this sign to be around \$30,000. (on alignment)

#### **RESIDENTIAL RELOCATION**

A mobile home tucked in the trees on the south side of the road. Estimate the property to be occupied by tenants. Purchase the 3 bdrm home for around \$50,000. Calculate a tenant RHP of \$8000 plus a move and incidental amount of \$5000 if they choose to buy a replacement residence.(on alignment)

#### **POTTERY/RESIDENTIAL RELOCATION**

The property is not visible from Hwy 8. I estimate the 3 bdrm property to sell for \$110,000. Add an owners RHP of \$25,000, a moving and incidental supplement of \$8,000. For the pottery business, add an additional \$10000 reestablishment and a moving amount of approximately \$5000. The business will not be eligible for a BRP. (on alignment)

#### **RESIDENTIAL RELOCATION**

There is a new manufactured home on the south side of the highway, almost across from the pottery shop. Estimate this new manufactured 4 bdrm home with large garage to be worth about \$150,000. Add in an owner's RHP of \$25,000 and moving and incidentals of about \$8000. (all alignments)

### **SECTION IV COSTS FOR JOEL FLOWAGE BY ALIGNMENT**

ON ALIGNMENT	NORTH REALIGNMENT
BUSINESS RELOCATIONS	BUSINESS RELOCATIONS
3	0
\$541,500	
RESIDENTIAL RELOCATIONS	RESIDENTIAL RELOCATIONS
14	11
\$2, 044,000	\$1,838,000

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### **SECTION V TURTLE LAKE 15<sup>th</sup> St-5<sup>th</sup> St**

#### **RESIDENTIAL RELOCATIONS**

Slate blue ranch styled 3 bdrm home on the south side of the road 1 mile south of Hwy 8. Estimate this home to be valued at around \$170,000 and owner occupied. Calculate an owners RHP of \$25,000 plus moving and closing costs to run about \$10,000. (south alignments)

Smaller white 3 bdrm ranch also on the south side of the road and just west of the blue one. Figure an acquisition price of around \$130,000 with an owners RHP of \$25,000 and moving and closing costs of \$7500. It

appears the owner has a welding shop on site. Add in a reestablishment payment of \$10,000. No BRP. (south alignments)

New taupe contemporary 3 bdrm home valued at around \$180,000. Add in an RHP of \$25,000 plus moving and incidentals of around \$8,000. (south alignments)

Large light blue 3 bdrm raised ranch with walkout valued at around \$180,000. Add in an owners RHP of \$25,000 plus incidentals of \$10,000. The owner has an agri-business on site. Add in a reestablishment payment of \$10,000. No BRP. (south alignments)

An older 3 bdrm home in need of repairs at the junction of Pine Street and the south alignments. Calculate a purchase amount of \$60,000 plus an owners RHP of \$25,000 and moving plus incidentals of around \$5,000. (south alignments)

Another older home, but well taken care of. This tan two story 3 bdrm will probably sell for around \$75,000. Add in the owners RHP of \$25,000 and an incidental and moving payment around \$6,000. (south alignments)

An older 60's styled blue ranch home with detached garage at the intersection of the county road and 2<sup>nd</sup> Street. Estimate that the purchase price for this owner occupied 3 bdrm home is \$75,000. Add in an owners RHP of \$25,000 plus a moving/incidental/closing cost amount of \$7500. (south alignments)

A new beige contemporary home located just north of 12 ¼ Avenue and 3<sup>rd</sup> Street. Estimate the value of this owner occupied 3 bdrm home to be \$160,000. Add in an owner's RHP of \$25,000 and a moving/closing/incidental payment of \$9,000. (south alternative 2)

Three new homes at the junction of 3<sup>rd</sup> Street and HWY 8. The first home is a 3 bdrm tan ranch that appears owner occupied. The valuation is approximately \$85,000. Add in an owners RHP of \$25,000 and a moving/incidental/closing cost amount of \$7500. (south alternative 1)

The second new home is a 3 bdrm white ranch with brick trim. This home is owner occupied and the estimated value is \$120,000. Add in an owners RHP of \$25,000 and a moving/incidental/closing cost amount of \$10,000. (south alternative 1)

The third new home is a 3 bdrm taupe ranch valued at approximately \$115,000. Add in an owners RHP of \$25,000 and a moving/closing/incidental amount of \$8,000. (south alternative 1)

A cream single family home with detached garage is at the junction of 2<sup>nd</sup> Street and CTY K just around the curve to the west. This home is valued at approximately \$110,000. Add in an owners RHP of \$25,000 and a moving/incidental and closing cost amount of \$7500. (south alignments)

On the west side of 3rd Street just south of Cattail Trail is an older 3 bdrm home that appears to be owner occupied. This home is in poor shape and the value is set at about \$55,000. Estimate that even with an owners RHP of \$25,000, **you may need housing of last resort for this property owner due to the minimal proceeds from the sale of the subject.** Add in a moving/incidental/closing cost amount of \$4,000. (south alternative 1)

#### **FARM RELOCATION- OWNER**

Approximately ¼ mile north of Cattail Trail and 2<sup>nd</sup> Street, is a farm on the east side of the road. It has a brown 1 1/2 story 3 bdrm home worth approximately \$90,000. Add in an owners RHP of \$25,000 and a moving/incidental amount of \$7500. As far as the farm goes, I estimate that the purchase price of the barns and silos will be around \$60,000. If a dairy operation, the farm must be replaced in kind. Add in a BRP of \$50,000 and a reestablishment amount of \$10,000. Also add in a moving amount estimated to be around \$50,000. (south alternative 1)

#### **RESIDENTIAL RELOCATIONS**

A little bit further north on 2<sup>nd</sup> Street is an owner occupied 3 bdrm rural residence on the east side of the road. Estimate the value of this property at \$85,000. Add in the owners RHP of \$25,000 and a moving, closing and incidental amount of \$6,000. (south alternative 1)

On the northwest side of Turtle Lake one half of the way between 135<sup>th</sup> and 145<sup>th</sup> Avenues, the north alignment crosses 10<sup>th</sup> Street. Just southwest of this junction is a new mobile home located in the area of the north alignment. This taupe 3 bdrm home with green roof appears to be owner occupied. Estimate the value at around

\$120,000. Add in an owners RHP of \$25,000 and a moving/incidental and closing cost payment of around \$7500.(north alternative 3)

Also in this area is another mobile home in the alignment, but closer to 10<sup>th</sup> Street. This cream colored 3 bdrm mobile home with blue shutters is owner occupied and valued at approximately \$115,000. Add in the owners RHP of \$25,000 and a moving, incidental and closing cost amount of \$8000.(north alternative 3)

There are two more homes south of the junction of the alignment and 10<sup>th</sup> St. The first one is an owner occupied stick built one story 3 bdrm home with detached garage. Estimate the value of this home to be \$130,000. Add in an owners RHP of \$25,000 and a moving, incidental and closing cost amount of \$10,000 figuring a commercial move. (north alternative 3)

Also on the site of the previous home is a mobile home valued at about \$75,000. Consider this 3 bdrm home as tenant occupied and requiring a tenants RHP of \$8,000 and a moving and incidental amount of \$4000. (north alternative 3)

Traveling north on T, then east on 145<sup>th</sup> and south on 115<sup>th</sup>, there appears to be a home tucked back in the woods on the north alignment. This 3 bdrm home is a contemporary log home with a pond and the value is estimated to be \$200,000 for this property. Add in an owners RHP of \$25,000 and a moving, closing cost and incidental amount of \$10,000. (north alternative 3)

Also impacted by the north alignment, are three homes on Poplar Street north of Hwy 8. The first home is a brown 1 1/2 story home with detached garage. Value this 3 bdrm home at \$145,000 and owner occupied. Add in an owners RHP of \$25,000 and an incidental, moving and closing cost amount of \$6,000. (north alternative 3)

Across the street on the west side of Poplar is a vinyl sided yellow 3 bdrm ranch whose value is estimated at \$160,000. Add in an owners RHP of \$25,000 and moving, incidental and closing cost amounts totaling \$7000. (north alternative 3)

A bit closer to Hillman Lake is a home on the east side of Poplar Street. This tan 3 bdrm modular home with detached garage and living quarters is valued at approximately \$150,000. Add in an owners RHP of \$25,000 and a moving, incidental and closing cost amount of \$7,000. Also add in a tenants RHP of \$8,000 and a moving, incidental amount of \$4000. Add another \$2000 for closing costs, should the tenant elect to buy a replacement. (north alternative 3)

Back out onto Hwy 8, there is a white home on the hill just past Poplar Street. This 3 bdrm walk out is owner occupied and valued at \$150,000. Add in an owners RHP of \$25,000 and closing, incidentals and moving payment of \$5000. (north alternative 3 and through town alternative)

Just east of Turtle Lake on the north side of highway 8, is a tan modular with burgundy shutters. This new 3 bdrm home and detached garage is valued at \$125,000. Add in the owners RHP of \$25,000 and a moving, closing cost and incidental amount of \$6000.(north alternative 3 and through town alternative)

#### **FLORAL SHOP- OWNER**

This site is occupied by the owners new mobile home and flower shop. The mobile home is valued at around \$75,000. Add in an owners RHP of \$25,000, a moving, incidental, closing costs supplement of \$5000. The business building is valued at around \$70,000. Add in a BRP of \$50,000, a reestablishment amount of \$10,000 and an unlimited moving amount estimated to be about \$20,000. (north alternative 3 and through town alternative)

**SECTION V**  
TURTLE LAKE 15<sup>TH</sup> ST.-5<sup>TH</sup> ST.

**COSTS BY ALIGNMENT**

SOUTH ALTERNATIVE 1	SOUTH ALTERNATIVE 2	NORTH ALTERNATIVE 3	THROUGH TOWN
BUSINESS RELOCATION 1 \$170,000	BUSINESS RELOCATION 0	BUSINESS RELOCATION 1 \$150,000	BUSINESS RELOCATION 1 \$150,000
RESIDENTIAL RELOCATIONS 14 \$2,009,500	RESIDENTIAL RELOCATIONS 9 \$1,460,500	RESIDENTIAL RELOCATIONS 11 \$1,790,500	RESIDENTIAL RELOCATIONS 3 \$441,000

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**SECTION VI**  
5<sup>TH</sup> STREET –SWEENEY POND CREEK

**RESIDENTIAL RELOCATIONS**

The first house east of the intersection of Hwy 8 and 5<sup>th</sup> Street is an estimated owner occupied older two story 3 bdrm gray home with a reddish brown roof. Estimate the value of this home to be approximately \$60,000. Add in an owners RHP of \$25,000 and moving and closing of \$5,000. (all alignments)

**PLUMBING SHOP- OWNER**

As you travel east and approach CTH P, you will see a cluster of businesses on the north side of the highway. A good share of them are far enough back that they will not be affected by the widening of the highway. However, Ron's Plumbing will be affected as they are too close to the highway to be avoided, unless the highway is moved a little bit south. Estimate a purchase price of \$260,000 for the improvements. Add in a BRP of \$50,000, reestablishment of \$10,000 and an unlimited move, estimated to be approximately \$25,000. (all alignments)

**GAS STATION-OWNER**

Estimate the purchase price of this station to be \$600,000 plus a BRP of \$50,000 plus reestablishment of \$10,000. Add in an unlimited moving expense of an estimated \$100,000.(all alignments)

**SALVAGE YARD/RESIDENTIAL RELOCATION**

On the south side of the road across from the gas station is a salvage yard with owner who appears to live on site in a small 1 bdrm old building. Estimate this to actually be a residential move with large moving payments. **This property will most likely be contaminated and will also require a housing of last resort payment due to the condition of the property. With the estimated purchase price of \$30,000 for the total property, the proceeds will not even be close to providing a DSS replacement. Estimate that even with a \$25,000 owner RHP a supplemental amount of about \$20,000 will be needed. Zoning issues will enter into the purchase of a substitute property. Add in a commercial moving payment of around \$20,000 to clean up the site. (all alignments)**

**RESIDENTIAL RELOCATION**

On the east side of CTH P across from the metal collector's establishment, is a small white bungalow with a couple of garages. Estimate this property 3 bdrm to be owner occupied and valued at around \$65,000. Add in an owners RHP of \$25,000 and a moving and closing cost amount of \$7500.(all alignments)

**GAZEBO- OWNER**

This property appears to be an owner occupied business. Calculate a purchase price for the improvements of around \$210,000. Add in an owners BRP of \$50,000, \$10,000 for reestablishment and a moving payment of around \$25,000. (all alignments)

**FEED MILL–VACANT**

Estimate a purchase price of around \$70,000. No relocation as long as vacant.

**PROPANE DISTRIBUTOR–TENANT**

This business appears to be a tenant business. Estimate that it will be allowed a moving payment and reestablishment as there is no office on site that I could see. Estimate the moving amount to be \$115,000 plus a \$10,000 reestablishment payment. (all alignments)

**OFF PREMISE SIGN**

Estimate the off premise sign on the north side of the highway to be worth about \$15,000. (all alignments)

**RESIDENTIAL RELOCATION**

The green two story stucco home has no garage, but does have a barn. Estimate the value of this 3 bdrm property to be a rental and valued about \$55,000. Add in a renters RHP of \$8,000 based on the difference of monthly rents between this property and a replacement multiplied by 48 months. Add in a moving payment based on the number of rooms to be around \$3,000 including items stored in the barn.(all alignments)

**OFF PREMISE SIGN**

Advertising 'Location, Location', this two sided off premise sign is valued at \$28,000. (all alignments).

**RESIDENTIAL RELOCATIONS**

There are three mobile homes up next, two on the south and one on the north side of the road. Estimate that the ones to the south will be missed by the highway project. The one on the north will probably go. Estimate this 3 bdrm as owner occupied and worth about \$35,000. Add in an owners RHP of \$25,000 and a move payment/closing costs of around \$3,000. **May need housing of last resort (+\$15,000) due to the minimal value of the mobile home. (all alignments)**

A nice blue 3 bdrm ranch house close to the highway on the north side of the road. It has a detached garage to the east. Estimate the value of this property to be around \$80,000 and owner occupied. Add in \$25,000 for RHP and a closing and moving package of \$7500.(all alignments)

**OFF PREMISE SIGN**

A double-decker lighted wood sign estimated purchase for \$28,000.(all alignments)

**CLOCK REPAIR SHOP- OWNER**

This property is owner occupied as the ranch house of the owner is just a bit further up the road and will remain in place after the project. However, the business site will go as it is too close to the highway to be missed. Calculate the shop to be purchased for \$60,000. Add in an owners BRP of \$50,000 and \$10,000 for reestablishment. Plus an estimated move payment of \$10,000. (all alignments)

**RESIDENTIAL RELOCATION**

A small brown ranch styled home is on the north side of the highway. Estimate that this 3 bdrm home is owner occupied by a young family. The value of the property is estimated to be \$80,000. Add in an owners RHP of \$25,000 and moving and closing of \$7500.(all alignments)

There is a white 1 ½ story older 3 bdrm home on the north side of the road. It also has a barn. Estimate this property will be purchased for \$70,000 and is owner occupied. Add in an owners housing supplement of \$25,000 and a closing and incidental amount of \$7500.(all alignments)

**SHOOTING RANGE–OWNER**

This business will only be eligible for reestablishment and moving. **Estimate this property will have lead contamination** as this is a shooting range. Purchase the property for around \$90,000 and add in \$10,000 for reestablishment and another \$5,000 for moving the equipment. (all alignments)

**SALVAGE/SECOND HAND SITE–OWNER**

There appears to be a salvage and second hand site on the north side of the highway just a little further east on highway 8. It does not appear to be in operation at this time. Perhaps they are just setting up shop, although I could not see signs or any evidence that someone planned to open a store at the site. Estimate the building will sell for around \$60,000. Add in a move payment of about \$30,000 for personal property.(all alignments)

## **RESIDENTIAL RELOCATION**

There is a 1 ½ story 2 bdrm home on the north side of the road that appears to be occupied by an older individual. I estimate the property to be worth \$55,000 and owner occupied. Calculate an owners RHP of \$25,000 plus moving and incidentals of \$7500.(all alignments)

A large tan 3 bdrm home with a big barn located on the south side of the road. I estimate this home to be 4 bedroom, owner occupied and worth about \$130,000. Add in an owners RHP of \$25,000 and a closing cost/incidental, moving payment of \$8,000. (all alignments)

A one story 3 bdrm contemporary home on the south side of the road. Estimate this home to be valued at \$135,000 and owner occupied. Add an owners RHP of \$25,000 plus moving/incidentals of \$7500.(on alignment)

There is a white 3 bdrm house on the NW corner of F and Hwy 8 that has a large garage. Estimate the property to be owner occupied and valued about \$120,000. Add in an owners RHP of \$25,000 and incidentals, moving and closing costs of around \$7500.(on alignment)

At the junction of HWY 8 and CTH F is an older yellow 3 bdrm home that is owner occupied. Estimate the property will be purchased for \$120,000. Add in an owners RHP of \$25,000 plus add a large moving payment (\$15,000) due to the amount of personal property on the premises.(on alignment)

A small white 2 bdrm home that appears to be a rental. Estimate the property will sell for \$60,000. Add in a tenants supplement of \$8,000 and a moving/incidental amount of \$4,000 in case if they should decide to purchase a replacement and need closing costs, inspections paid for.(on alignment)

Another small white 2 bdrm home, this time owner occupied. Estimate the property will sell for \$70,000. Add in and owners RHP of \$25,000 and moving/incidental/closing costs of \$7500.(on alignment)

On the south side of the road, a 3 bdrm tan raised ranch with bay windows. Estimate the value of the home at \$110,000 and owner occupied. Add the RHP of \$25,000 and incidentals /moving of \$7500.(on alignment)

A traditional styled older 2 bdrm home with great maintenance. Consider this tan home with gray roof and deck to be valued about \$65,000 and owner occupied. Add in the owners RHP amount of \$25,000 and moving based on the number of rooms (\$2000) plus incidentals/closing of \$5000.(on alignment)

## **MANUFACTURING FIRM-OWNER**

A manufacturing business that makes pontoon boats on site. Estimate the improvements to be purchased for around \$200,000 from the business owner. Add in a BRP of \$50,000, \$10,000 reestablishment and a business move estimated to be around \$100,000.(on alignment)

## **RESIDENTIAL RELOCATION**

There is a home next door to the manufacturing firm. I estimate this 3 bdrm home to be owner occupied and worth about \$90,000. Add the owners RHP of \$25,000 and incidentals/moving and closing costs of approximately \$7500.(on alignment)

## **COMMUNITY CENTER**

Estimate the purchase price of \$140,000 for the center. Add in a moving payment of around \$15,000 (on alignment)

## **TOWN GARAGE**

Estimate the garage to be valued about \$80,000 for the improvements. Add in a moving payment of about \$20,000 (on alignment)

## **RESIDENTIAL RELOCATIONS**

A renovated bungalow across the street from the town garage. Estimate the value of this 3 bdrm home to be \$60,000. Add in an owners RHP of \$25,000. Add the moving/incidentals/closing costs of around \$6,000.(on alignment)

A large tan home on the corner estimated to be an owner occupied duplex. Calculate a purchase amount of \$90,000 for the two, two bdrm units and an owner RHP of \$25,000. Add in moving, closing costs and incidentals

of around \$8,000 and a reestablishment amount of \$10,000. Add in a tenant RHP of \$8,000 and moving costs of \$2000.(on alignment)

A small gray 1 story 1 bdrm home with white trim on the east side of 91/2 Street. Estimate the selling price of this home to be \$60,000. Add in an owners RHP of \$25,000 and moving/incidentals/closing costs of \$7500.(on alignment)

#### **BAR-OWNER**

Estimate the price of this new bar to be \$230,000. Add in an owners BRP of \$50,000, \$10,000 reestablishment and a moving payment of around \$30,000.(on alignment)

#### **RESIDENTIAL RELOCATION**

A newer mobile home across the street from the bar. Estimate the selling price of this 3 bdrm home to be around \$50,000. Add an owners RHP of \$25,000 and a moving and incidental amount to be \$4,000.(on alignment)

#### **OFF PREMISE SIGN**

This large sign advertising the Rice Lake Harley Dealership is valued around \$33,000.(on alignment)

#### **OLD COMMERCIAL SITE-UNOCCUPIED**

Across from the bar. Purchase the property for around \$40,000. No relocation. Moving payment \$10,000 to clean up the site(on alignment)

#### **RESIDENTIAL RELOCATIONS**

South side of the highway, an older owner occupied 3 bdrm white home to be acquired worth approximately \$80,000. Add an owners RHP of \$25,000 and moving/incidental/closing costs of \$7500. (on alignment)

Next door to the east, a 3 bdrm green 2 story home valued at around \$70,000. Add an owners RHP of \$25,000 and a moving/incidentals amount of \$7500.(on alignment)

White 4 bdrm Dutch Colonial with Black shutters. Estimate the value of this home to be \$80,000. Add in an owners RHP of \$25,000 and moving/closing/incidentals of \$7500.(on alignment)

#### **VACANT COMMERCIAL SITE**

There appears to be a commercial site that looks vacant on the north side of the road. This white building with red trim looks to be valued around \$50,000. Add in a moving payment of around \$10,000. And a reestablishment amount of \$10,000 if occupied(on alignment)

#### **RESIDENTIAL MOVING**

There is a gray metal Quonset hut type of storage shed on the south side of the road. Purchase this building for about \$40,000. Add in a moving payment of \$4,000. (on alignment)

#### **VACANT COMMERCIAL SITE**

On the south side of the road is a white stone building that housed a commercial business at one time. Purchase this building for around \$55,000. Add in a moving payment of about \$7000 for undetermined contents.(on alignment)

#### **RESIDENTIAL RELOCATION**

A small white 3 bdrm ranch styled home on the south side of the highway in Poskin. Estimate the value of this home to be around \$75,000. Add in an owners RHP of \$25,000 and moving/incidentals/closing costs of about \$7500. (on alignment)

#### **FEED MILL-OWNER**

This owner occupied business is located right on the current HWY 8. Plan to relocate this business if the highway goes through town. Plan on a purchase amount of \$150,000, a move payment of around \$100,000 a BRP of \$50,000 and \$10,000 for reestablishment.(on alignment)

#### **RESIDENTIAL RELOCATIONS**

On the south side of the highway across from the feed mill is a white two story home that appears to be a duplex. Purchase the 2 bdrm building for around \$55,000. Add in two tenant RHPs at \$8,000 each plus a moving and incidental/closing amount of \$4000 for each. Total dollars at this site \$79,000. (on alignment)



On 10<sup>th</sup> Street there is a new 3 bdrm modular home that will have to go for the south bypass. Purchase this home for about \$135,000. Add in an owners RHP of \$25,000 and moving/incidental/closing costs of \$10,000. (south alignment)

There is a two story 3 bdrm brown home and a 40 X 60 pole building located about 0.2 mile south of HWY86 on 10<sup>th</sup> Street. Purchase this property for about \$140,000. Add in an owners RHP of \$25,000 and moving/incidental/closing costs of \$9,000.(south alignment)

Also on 10<sup>th</sup> Street is a gambrel roofed 3 bdrm white home with an approximately 30 X 40 pole building. The value of the home is estimated to be \$115,000. Add in an owners RHP of \$25,000 and moving/closing and incidental costs of around \$8000.(south alignment)

A new cream colored modular 3 bdrm home is on the west side of 10<sup>th</sup> Street. Purchase this home for around \$120,000. Add in an owners RHP of \$25,000 and moving, incidental, closing costs of about \$7500. (south alignment)

#### **OFF PREMISE SIGN**

An off premise sign currently advertises Embers. This sign is located on the highway and is valued at approximately \$30,000. (all alignments)

#### **AUTO SHOP- OWNER**

This auto repair shop is located on the south side of the highway. Estimate the purchase price for the large pole building and 'elled' office to sell for approximately \$200,000. Add in a BRP of \$50,000, a reestablishment amount of \$10,000 and an unlimited moving amount estimated to be \$100,000 due to OSHA requirements and specialty electric supply.

#### **AUTO BODY SHOP-OWNER**

This business is located on the south side of the highway. Estimate the purchase price will be \$260,000 for the large pole building/shop. Add in a BRP of \$50,000 plus a moving payment of around \$20,000. Add in a reestablishment amount of \$100,000. (all alignments)

#### **RESIDENTIAL RELOCATIONS**

Large two story gray home estimated to be 4 bedroom. This owner occupied home is valued around \$160,000. Add in an RHP for owner at \$25,000 and moving and incidental/closing cost amount of \$10,000. (all alignments)

There is a smaller ranch styled home located on 10 1/2 Street just a short way in from the highway. The home is hidden from traffic but will be relocated for all alignments. Estimate the value of this 3 bdrm home to be \$120,000 and owner occupied. Add in an owners RHP of \$25,000 and a moving, closing cost and incidental amount of \$7500. (all alignment)

At the junction of HWY 8 and 11<sup>th</sup> ST. is a small white 3 bdrm ranch home that appears to be owner occupied. Estimate the value of this home to be about \$85,000. Add in the owners RHP of \$25,000 and a moving/incidental/closing cost amount of \$7500.(all alignments)

### **SECTION VI COSTS BY ALIGNMENT**

ON ALIGNMENT	SOUTH ALIGNMENT
BUSINESS RELOCATIONS	BUSINESS RELOCATIONS
13	11
\$3,786,000	\$2,516,000
RESIDENTIAL RELOCATIONS	RESIDENTIAL RELOCATIONS
32	11
\$3,655,000	\$1,978,000

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**SECTION VII**  
**SWEENEY POND CREEK–USH 53**  
**BARRON**

**RESIDENTIAL RELOCATION**

There is a 1 ½ story older white 3 bdrm home with barn just east of 11 ½ Street. Calculate an acquisition amount of \$115,000. Add in an owners RHP of \$25,000 plus moving and incidentals of around \$6,000. (alt. A)

A blue ranch styled 3 bdrm home worth about \$135,000. Add in \$25,000 and \$7500. (alt. A)

A new 3 bdrm tan modular home on the north side of 8 worth about \$90,000. Add in \$25,000 for an owners RHP. Calculate a commercial move of \$7,000 and closing costs of \$5,000 for a replacement. (alt. A)

There is a contemporary styled gray home tucked back in the trees. Estimate this 3 bdrm home will sell for about \$140,000. Add in the RHP for an owner of \$25,000 and moving and incidentals for another \$6,000. (alt. A)

**MOTOR SPORTS/RESIDENTIAL RELOCATION–OWNER**

This older 11/2 story 3 bdrm home worth about \$75,000 has a pole building worth around \$30,000 that houses the owners on site business. Add in a residential RHP of \$25,000 a moving, closing and incidental amount of \$7000 and a business reestablishment of \$10,000. (alt. A)

Two houses share one drive way. I believe they are two separate 3 bdrm residences, both owner occupied. Calculate a purchase amount of \$50,000 for the white one with red shutter, a \$25,000 owners RHP and moving and incidentals of \$4,000. (alt. A)

The other mobile home will most likely sell for around \$40,000. Add in an owners RHP of \$25,000 and moving and incidentals of around \$5,000. (alt. A)

A newer gray 3 bdrm contemporary/ranch valued at around \$90,000. Add in the RHP of \$25,000 and moving and closing costs of \$6,000. (alt. A)

A taupe 3 bdrm ranch on the other side of the road valued at \$120,000. Add \$25,000 and \$7500 for moving/closing. (alt. A)

A gray ranch that is owner occupied. Estimate this property to be 4 bedrooms and valued at \$125,000. Add in \$25,000 and \$10,000 for commercial move and incidentals/closing costs. (alt. A)

An older styled one story dark brown with brick trim. Estimate the value of this 3 bdrm home to be around \$110,000. Add in an owners package of an additional \$30,000. (alt. A)

A white 3 bdrm ranch on the south side of the highway with brick trim. Value this home at \$115,000 with an owners package of \$32,000 for RHP and incidentals/closing. (alt. A)

A brick home on the south side of the highway in need of a new roof. Estimate this 3 bdrm home to be valued at \$112,000. Add in \$25,000 and \$7500 for moving/closing. (alt. A)

A new 4 bdrm home sits above the road to the north of the highway. Value this taupe ranch with burgundy trim at \$135,000. Add in \$25,000 for owners RHP and moving/closing at \$8,000. (alt. A)

There is a 3 bdrm white ranch with no gables on the north side of the road. It appears to be a rental and valued at around \$100,000. Add in a tenant RHP of \$8,000 and moving of \$3,000. (alt. A)

A 3 bdrm home is hidden in the trees. Value this property at around \$120,000 and owner occupied. Calculate an additional \$25,000 for RHP and \$7500 for moving and closing. (alt. A)

There is a tan two story 4 bdrm home on the north side of the highway with a tuck under garage. Estimate the value of this home to be around \$130,000 and owner occupied. Add in \$25,000 and \$8000. (alt. A)

A large white Victorian home at the junction of Hwy 25 and the south alignments. Estimate this home to be 4 bedrooms and owner occupied. The value will be in the \$170,000 range. Add in an owners RHP of \$25,000 and a moving/incidental/closing cost amount of around \$10,000. (south alt. A and B)

At the junction of Oak Street and the south alignments is a 3 bdrm taupe ranch style home built in the 60's. Estimate the value of this home to be around \$130,000 and owner occupied. Add in an owners RHP of \$25,000 and a moving /incidental/closing cost amount of \$8,000.(south alt. A and B)

#### **BEEF FARM/RESIDENTIAL RELOCATION—OWNER**

This beef farm is located on the east side of Oak and the south alignments. Estimate this to be an owner occupied 3 bdrm farm. The house and barns are estimated to be worth about \$130,000. There are two barns on the property. Add in an owners RHP of \$25,000 plus a residential move of around \$5,000. Add in closing costs and incidentals of about \$3000. Add in a reestablishment payment of \$10,000 for setting up the farm operation at a new location. (south alignments A and B)

There is a newer white 3 bdrm ranch home also on the alignment. Estimate the purchase price to be \$130,000 for this owner occupied home. Add in an owners RHP of \$25,000 and a moving, closing cost and incidental amount of \$ 8,000.(south alignments A and B)

A new tan 3 bdrm walkout at the corner of T where it turns west approximately a mile north of Hwy 8. This home appears to be valued at \$170,000 and owner occupied. Add in an owners RHP of \$25,000 and a moving, closing and incidental amount of \$10,000. (north alternative C)

A 1 ½ story pale gray 3 bdrm home on the north side of 15<sup>th</sup> Avenue that appears owner occupied. Value estimation for this home is around \$125,000. Add in an owners RHP of \$25,000 and a moving, closing and incidental amount of \$7500. (north alternative C)

#### **MEMORIAL BUSINESS**

This business is in the path of alternates A, B and C. A purchase amount for the buildings is estimated at \$175,000. The cranes used in the business will add another \$100,000 to the purchase price or move price, depending upon which way you go. Calculate \$50,000 BRP plus \$10,000 reestablishment. They will also be eligible for unlimited moving expenses, which will probably be at least \$50,000 due to the fragility of the memorials. If you possibly can, **move the road enough to miss it.** (Alternates A,B and C)

#### **RESIDENTIAL RELOCATION**

Just east of the junction of Hwy 8 and CTH TT and T is a small white house on top of a little hill. This home appears to be an owner occupied one bedroom bungalow worth about \$95,000. Add in an owners RHP of \$25,000 and moving and closing costs of about \$6,000. (Barron through town)

#### **OFF PREMISE SIGN**

A small off premise sign estimated at 4 X 10 across from the residential relocation. Estimate the value of the sign at \$2,000. (Barron through town)

#### **FARM RELOCATION/ RESIDENTIAL RELOCATION**

There is a dairy farm on the south side of the road. This farm has a yellow two story home that will be purchased as it is within the new right of way. Estimate the value of the home only to be about \$170,000. It also appears that the garage may go as well as a storage shed . Add in \$30,000 for those improvements. Add in a move payment of \$6,000 and a RHP of \$25,000.(Barron through town)

#### **RESIDENTIAL RELOCATION**

A gray split level home on the north side of the road across from the large yellow farmhouse. Estimate the value of this home to be about \$160,000. Add in an owners RHP of \$25,000 and a move and incidental amount of \$7500.(Barron through town)

#### **OFF PREMISE SIGN**

An unlighted off premise sign with four wood uprights valued at about \$6,0000.(Barron through town)

#### **FARM /RESIDENTIAL RELOCATION**

On the south side of the road just slightly east of the long white barn, is a farm with a white Victorian farmhouse. The farm appears to be a hobby/cash crop farm. Estimate the value of the farm to be about \$250,000. Add in an owners RHP of \$25,000 and a move and incidental payment of \$8,000. Add in a reestablishment amount of \$10,000 to assist the owners in setting up the same type of situation at a new site.(Barron through town)

#### **OFF PREMISE SIGNS**

A cluster of off premise signs valued at about \$12,000 for all three.(Barron through town)

## **CONSTRUCTION COMPANY AND SELF STORAGE-OWNER**

A construction company office and self storage units. Estimate the value of this property to be about \$170,000. Add in an owners BRP of \$50,000 and moving of \$10,000. Add in a reestablishment amount of \$10,000. Estimate that there are 5 storage buildings with residential occupants. Estimated number and size of the units are: 22 10 X 20; 6 10 X 30 and 8 units 3 X 5. Calculate the tenant moving payments to be based upon the 'rooms' of furniture in each unit. Estimate that each 10 X 20 unit holds two rooms of furniture eligible for a move payment of \$500. The 10 X 30 units will be eligible for 3 rooms @ \$650 and each of the 3 X 5 units will be eligible for \$100 each for moving.(Barron through town)

## **RESIDENTIAL RELOCATIONS-2**

On the north side of the highway just a little further east of the storage units are a couple of small rental homes. Estimate these 2 bedroom homes to be valued at \$55,000 each. Add in a rental supplement of \$8,000 each and a moving and incidental payment of \$4000 each.(Barron through town)

A newer owner occupied home. This three bedroom cream colored ranch house is estimated to be valued at about \$135,000. Add in an owners RHP of \$25,000, moving of \$6,000 and a closing cost and incidental amount of \$3000. If the property owner owns the rental homes next door, add in a reestablishment amount of \$10,000.(Barron through town)

**The turkey hatchery, wash station and golf club will be provided access as well as the church. No relocations.**

Just prior to N, Wye Street is a home on the corner with a large garage that accesses off of the highway. Estimate that the garage will go. The value is around \$20,000. Add in a moving payment of around \$6000 for the garage.(Barron through town)

An older Cape Cod styled home on the north side of the highway is valued at around \$60,000. Add an owners RHP of \$25,000 and a move and incidental amount of \$6500.(Barron through town)

An older one story contemporary worth about \$55,000. Add in an owners RHP of \$25,000 and a move and incidental amount of around \$6000.(Barron through town)

A new modular one story home with no garage is next. Estimate the value of this home to be around \$70,000. Add in an owners RHP of \$25,000 and a move and incidental amount of \$6500.(Barron through town)

An older one story home in the process of getting new siding. I estimate this home to be a rental values at around \$60,000. Add in a tenants RHP of \$8000 and a move and incidental amount of \$7500.(Barron through town)

Another older home estimated to be a rental. The value of this property is about \$45,000. Add in a tenants RHP of \$8,000 and a moving and incidental amount of \$6500.(Barron through town)

A well kept white cottage with black trim. Estimate this home to be owner occupied 2 bedrooms and valued at around \$63,000. Add in an owners RHP of \$25,000 and a moving and incidental amount of \$7500.(Barron through town)

A large two story white home on the northwest corner of N. Lake and Highway 8. This home will only have a strip taking off of the front. Access will remain off of Lake. No relocation.(Barron through town)

On the east side of N. Lake St. is a white 1 ½ story home with light blue trim. Estimate the value of this home to be \$65,000. Add in an owners RHP of \$25,000 and an incidental and moving amount of \$7500.(Barron through town)

Just slightly north of the white home is a tan ranch that has access off of N. Lake. This home will be hit by the edge of the new right of way. Estimate the value of the home to be \$68,000. Add in an owners RHP of \$25,000 and a moving and incidental amount of \$5000.(Barron through town)

A blue gray ranch that accesses off Highway 8. Estimate the value of this home with detached garage to be \$70,000. Add in an owners RHP of \$25,000 plus an incidental and moving amount of \$6500.(Barron through town)

A charming white cottage with picket fence. This home is valued at around \$85,000. Add in an owners RHP of \$25,000 and a move and incidental amount of \$ 7,000.(Barron through town)

A tan home on the north side of Highway 8 with an enclosed breezeway. This home is valued at around \$75,000 and owner occupied. Calculate an owners RHP of \$25,000. Add in an incidental and moving amount of \$8,000.(Barron through town)

A two story blue home on the northwest corner of S. St. Marie St and Highway 8. Estimate the value of this owner occupied home to be \$90,000. Add in an owners RHP of \$25,000 and a moving and incidental amount of \$8,000.(Barron through town)

Across the street to the east is a tan 2 story home with one dormer. Estimate the value of this owner occupied home to be \$85,000. Add in an owners RHP of \$25,000 and a move and incidental amount of \$7500.(Barron through town)

A gray two story home is up next. Value this estimated owner occupied duplex at \$72,000. Add in an owners RHP of \$25,000 and a move and incidental amount of \$6000. Add in a tenants RHP of \$8,000 and another move payment of \$1500.(Barron through town)

A chocolate colored one story home with red porch. Estimate the value of this tenant occupied home to be around \$55,000. Add in a tenants RHP of \$8,000 and a move and incidental amount of \$4,000 in case the tenants want to buy a replacement.(Barron through town)

An older one story beige home on the northwest corner of Park and Highway 8. Estimate this owner occupied home to be valued at around \$62,000. Add in an owner RHP of \$25,000 and move of \$6000.  
(Barron through town)

A tan contemporary home on the south side of the highway. This home currently has access off of the highway. Estimate the value of this home to be \$189,000. Add in an owners RHP of \$25,000 and a move and incidental amount of \$8,000.(Barron through town)

A large white home with X-railed porch. Estimate the value of this owner occupied home to be around \$145,000. Add in an owner RHP of \$25,000 and a move and incidental amount of \$6,000.( Barron through town)

A large yellow home with white trim and porch. This owner occupied home is valued at around \$130,000. Add in an owners RHP of \$25,000 and a moving and incidental amount of \$8,000.(Barron through town)

A newer taupe apartment building. Estimate this home to be valued at around \$165,000. Add in four tenant RHP's of \$8,000 each and moving and incidentals of \$3,000 for each. Also add in a moving payment for the owners at about \$3,000 and a reestablishment payment of \$10,000 to get his rental business going at a new site.(Barron through town)

A cream colored 2 story home with gambrel roof. Estimate this home as owner occupied and valued at around \$100,000. Add in an owners RHP of \$25,000 and an incidental and moving amount of \$6,000.  
(Barron through town)

#### **DENTIST OFFICE–OWNER**

Building valued at around \$250,000. Add in an owners BRP of \$50,000, moving of around \$10,000 and a reestablishment amount of \$10,000.(Barron through town)

A white Victorian home across the highway from the dentist's office. Estimate this home to be valued at around \$150,000. Add in an owners RHP of \$25,000 and a moving and incidental amount of \$8,000.  
(Barron through town)

A cream colored home on the northeast corner of N. Mill St. valued at around \$85,000. Add in an owners RHP of \$25,000 and a moving and incidental amount of \$7500.(Barron through town)

#### **OFF PREMISE SIGN**

This small lighted sign on the corner of N. Mill Street is valued at around \$1500.(Barron through town)

A gray duplex with blue awning on the north side of the highway. Estimate the value of property to be around \$80,000. Add in two tenant RHP of \$8,000 each and a moving and incidental payment of around \$3,000 each. Add in a reestablishment payment for the owner of \$10,000.(Barron through town)

A two story rental estimated at around \$62,000. Add in two tenant RHP of \$8,000 each and a move and incidental amount of \$2,000 each. Add in an owners reestablishment amount of \$10,000.(Barron through town)

On the south side of the highway in the middle of the block, a two story white rental valued at about \$63,000. Add in two tenant RHP at \$8,000 each and a move and incidental amount of \$3,000 each. Add in an owners reestablishment amount of \$10,000.(Barron through town)

Across from the sandwich shop is a white duplex with red gables. Estimate the value of this home to be around \$70,000. Add in a reestablishment for the owner of \$10,000. Add in a couple of tenant RHP at \$8,000 each and move/incidental amounts of \$2,000 each.(Barron through town)

On the northeast corner of 1<sup>st</sup> St. and Highway 8 is a taupe two story home under the trees. Estimate the value of this property to be around \$90,000. Add in an owners RHP of \$25,000 and a moving/incidental amount of \$7500.(Barron through town)

A white bungalow with slate colored trim. Estimate the value of this property to be \$70,000. Add in an owners RHP of \$25,000 and a moving/incidental amount of \$6000.(Barron through town)

A large yellow home estimated to be owner occupied. Value this property at around \$70,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$7500.(Barron through town)

#### **FURNITURE STORE/ART GALLERY–OWNER**

Estimate the value of this specialty store to be around \$ 220,000.Add in an owners BRP of \$50,000 and a move/incidental amount of \$20,000. Add in a reestablishment amount of \$10,000.(Barron through town)

#### **CONVENIENCE STORE/GAS STATION- OWNER**

Estimate the purchase price of this station will be around \$300,000. Add in a BRP of \$50,000 and a reestablishment amount of \$10,000. Add in a move amount of around \$50,000.(Barron through town)

#### **AUTO PARTS SUPPLY–OWNER**

This small auto parts dealer will be acquired for around \$170,000. Add in a BRP of \$50,000 and a reestablishment amount of \$10,000. Add a move payment of around \$10,000.(Barron through town)

#### **LIBRARY**

This public building will be purchased for around \$240,000. Political subdivisions of the state are not considered relocations and are not entitled to relocation benefits except for moving. Calculate an estimated moving payment of \$25,000. Allow a documented move of actual, reasonable costs. Allow moving payments to the other entities which share this space, estimated at a total of \$10,000.(Barron through town)

#### **VACANT FAST FOOD SITE**

No relocation.

#### **FARM MACHINERY DEALER**

A strip taking from the display area. No relocation except moving payment only. Allow about \$2,000 to move the equipment.((Barron through town)

#### **CHIROPRACTIC OFFICE/TENANT BUSINESS–Multi purpose site**

Estimate this business site will be acquired for about \$220,000. Add in a reestablishment payment for the property owner of \$10,000. For the doctor, add in a BRP of \$30,000, a move payment of around \$10,000 and a reestablishment amount of \$10,000 There appear to be apartments upstairs. Add in two tenant RHP OF \$8,000 each and moving/incidental amounts of around \$3,000 each.(Barron through town)

#### **RESIDENTIAL RELOCATION**

This owner occupied duplex is estimated to be valued at around \$125,000. Add in an owners RHP of \$25,000, a move/incidental amount of \$7500. Add in a reestablishment amount of \$10,000. Add in a tenants RHP of \$8,000 and a small move payment of around \$2000.(Barron through town)

### **INSURANCE OFFICE–OWNER**

This owner occupied building will be acquired for around \$140,000. Add in an owners BRP of \$50,000. Add in a moving/incidental amount of \$8,000. Add in a reestablishment amount of \$10,000.(Barron through town)

### **RESIDENTIAL RELOCATION**

A light blue two story home on the corner of 5<sup>th</sup> St and Highway 8. Acquire this home for about \$115,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$7500.(Barron through town)

Across the street on the north side of the highway, a two story white home estimated to be valued at around \$105,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$7500.(Barron through town)

A cream colored two story with porch veranda and picket fence. Estimate the value of this owner occupied home to be \$73,000. Add in an owners RHP of \$25,000 and a moving/incidental amount of \$7500.(Barron through town)

A gray home with red gables and foundation. Estimate this owner occupied home to be valued at around \$80,000. Add in an owners RHP of \$25,000 and a move/incidental amount of about \$6,000.  
(Barron through town)

### **CONVENIENCE STORE/GAS STATION–OWNER**

Across the street from the gray home is a convenience store valued at about \$300,000. Add in an owners BRP of \$50,000, a reestablishment amount of \$10,000 and an unlimited move estimated at about \$50,000 (Barron through town)

### **RESIDENTIAL RELOCATION**

A large black and white home on the northwest corner of STH 25 and Highway 8. Estimate the value of this home to be about \$175,000. Add in an owners RHP of \$25,000 plus a move/incidental amount of about \$8,000.(Barron through town)

On the southwest corner of the highway and 9<sup>th</sup> St. is a cream one story home with aqua gables and trim. Estimate the value of this home to be around \$70,000. Add in an owners RHP of \$25,000. Add in an incidental/moving payment amount of \$7500.(Barron through town)

### **CHURCH**

Estimate the value for this church to be about \$260,000. Add in an owners BRP of \$50,000, an unlimited move estimated to be around \$10,000 and a reestablishment amount of \$10,000.(Barron through town)

### **RESIDENTIAL RELOCATION**

A vacant cream colored older rental home at the southwest corner of 10<sup>th</sup> and highway 8. No relocation as long as vacant.(Barron through town)

A white two story with black trim. Estimate this home to be valued at around \$75,000. Add in an owners RHP of \$25,000. Add in an estimated move and incidental amount of \$7500.(Barron through town)

An older green two story home in poor condition. Estimate this owner occupied home to be valued at about \$45,000. Add in an owners RHP of \$25,000 and a moving/incidental amount of \$6,000. **Be prepared to move into housing of last resort with this property. Owner probably will not qualify for a new mortgage and will not be able to find a replacement without extra funds from the District.**(Barron through town)

### **FROZEN DESSERT SHOP–OWNER**

Estimate the value of this property to be around \$150,000. Add in an owners BRP of \$50,000, a reestablishment amount of \$10,000 and an unlimited moving amount estimated at about \$10,000.(Barron through town)

### **RESIDENTIAL RELOCATIONS**

On the north side of Highway 8, a two story gold owner occupied home valued at around \$85,000. Estimate the moving and incidental amount to be \$7500. Don't forget the owners RHP of \$25,000.(Barron through town)

On the south side of the road is an older two story mint green home in good condition. Estimate the value of the owner occupied home to be around \$75,000. Add in an owners RHP of \$25,000 and a moving/incidental amount of \$7500.(Barron through town)

Next to the green home, a taupe two story valued at around \$80,000. Add in an owners RH of \$25,000 and a move/incidental amount of \$6000.(Barron through town)

A blue square home with teal trim estimated to be owner occupied is valued at \$65,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$6,000.(Barron through town)

A small one story with log siding. Estimate the value of this home to be \$55,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$5000.(Barron through town)

A brown 1 ½ story home valued at about \$70,000. Add in an owners RHP of \$25,000 and a move and incidental amount of \$6000.(Barron through town)

A red home with black trim on the north side of the road. Estimate the value of this property to be around \$60,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$6000.(Barron through town)

A light and dark brown one story on the north side of the road. Estimate the value of this property to be \$50,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$5000.(Barron through town)

An owner occupied tan home with green trim is a duplex. Estimate the value of this two story home to be about \$80,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$7500. Add in a tenants RHP of \$8,000 and a move/incidental amount of \$3000.(Barron through town)

#### **CRAFT SHOP/RESIDENTIAL RELOCATION**

This multi-purpose site is a residential relocation. Estimate the value of the property to be about \$83,000. Add in an owners RHP of \$25,000 plus a move/incidental amount of about \$7500. Add in a small business move of about \$5,000 and a reestablishment amount of \$10,000.(Barron through town)

#### **RESIDENTIAL RELOCATIONS**

On the southeast corner of 12<sup>th</sup> and Highway 8 is an owner occupied home with enclosed breezeway. This home is under renovation at this time. Calculate a purchase amount of \$100,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$7500.(Barron through town)

On the north side of the road, a small one story white rental. Estimate the value of this property to be around \$55,000. Add in a tenants RHP of \$8,000 and a move/incidental amount of \$3,000. Add in a reestablishment amount of \$10,000 for the owner.(Barron through town)

A bit further east, a taupe two story owner occupied home. Estimate the value of this home to be \$65,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$6,000.(Barron through town)

#### **LIQUOR STORE-OWNER**

Estimate the purchase price for the site at about \$170,000. Add in a BRP of \$50,000 plus a reestablishment amount of \$10,000. Add in a move amount of an estimated \$10,000.(Barron through town)

#### **RESIDENTIAL RELOCATION**

A yellow raised ranch with redwood deck. Estimate the value for this owner occupied home to be \$93,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$7500.(Barron through town)

Small beige ranch has access off of 13<sup>th</sup> St. No relocation.

A white ranch home with orange trim. Estimate this owner occupied home to be valued at \$95,000. Add in an owners RHP of \$25,000. Add in a move/incidental amount of \$8,000 to include a commercial move.(Barron through town)

#### **CHURCH -OWNER**

A small stone church valued at around \$100,000. Add in a BRP of \$50,000 a reestablishment amount of \$10,000 and a small move estimated at around \$10,000.(Barron through town)

#### **PUBLIC UTILITY BUILDING & COUNTY OFFICES**

Access will be supplied to these two buildings.(Barron through town)



#### RESIDENTIAL RELOCATIONS

A small yellow ranch with white gables. This owner occupied home is valued at \$84,000. Add in an owners RHP of \$25,000 and a move and incidental amount of \$7500.(Barron through town)

A gray traditional three bedroom bungalow valued at \$75,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$6,000.(Barron through town)

A cream colored two story owner occupied home. Estimate the value to be \$90,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$ 7500.(Barron through town)

#### BATTERY STORE/AUTO REPAIR- OWNER

This small business is owner occupied. Purchase the property for \$150,000. Add in an owners BRP of \$50,000 and a reestablishment amount of \$10,000. Add in a move amount of \$8,000. **This property may be contaminated** (Barron through town)

#### BANK-OWNER

Purchase this property for around \$ 225,000. Add in an owners BRP of \$50,000 and a reestablishment amount of \$10,000. Add in a move amount of \$20,000.(Barron through town)

#### RESIDENTIAL RELOCATION

A pink ranch house estimated to be owner occupied. Value of this home estimated to be \$87,000. Add in an owners RHP of \$25,000 and a move and incidental amount of \$7500.(Barron through town)

Just east of the furniture store is a small two story gray home with an estimated value of \$70,000. Add in an owners RHP supplement of \$25,000 and a move/incidental amount of \$5000.(Barron through town)

#### AUTO REPAIR- OWNER

There is a new auto repair shop just a bit further east. Estimate that the new right of way will hit this building. Acquire the site for about \$250,000. Add in an owners BRP of \$50,000 and a reestablishment amount of \$10,000. Add in a move payment of around \$20,000.(Barron through town)

#### RESIDENTIAL RELOCATION

A newer taupe ranch home with white trim. This home appears to be part of the salvage yard and probably is the owners home. Estimate the value of this home to be around \$175,000. Add in an owners RHP of \$25,000 and a move/incidental amount of around \$8,000.(Barron through town)

A white ranch with detached garage is slightly further east. Estimate the value of this property to be about \$83,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$7500.(Barron through town)

### SECTION VII SWEENEY POND CREEK-USH 53 COSTS BY ALIGNMENT

BARRON ALT. A	BARRON ALT. B	BARRON ALT. C	BARRON ALT. D
BUSINESS RELOCATIONS 1 \$435,000	BUSINESS RELOCATIONS 1 \$435,000	BUSINESS RELOCATIONS 1 \$435,000	BUSINESS RELOCATIONS 19 \$3,701,500
RESIDENTIAL RELOCATIONS 20 \$3,226,000	RESIDENTIAL RELOCATIONS 3 \$489,000	RESIDENTIAL RELOCATIONS 2 \$362,500	RESIDENTIAL RELOCATIONS 77 \$8,656,500

## **BUSINESS RELOCATIONS**

The area in which the highway project will be located is mostly rural with small communities scattered along the main thoroughfare. The rural setting has dictated that the populace must be mobile and most residents either drive themselves or have a source of transportation among family or friends. Through the course of the years, farming has changed in that either the farms have gotten bigger or smaller farms have given way to more lucrative types of employment. The shift from farming for the majority as a sole source of income has changed the patterns of daily life. Where in former times the people worked at home and only went into town for supplies, now they work in town and retreat to the solitude of their country homes only at the close of the work day. The majority of businesses in the area are service oriented and the businesses which will require relocation for this project mostly fall within this category. All indications are that they will remain in the immediate area. While there is no great number of empty commercial or manufacturing buildings already in existence, there is land available on the market and new facilities can be built. The workers will have minimal change in their routines as they are a mobile force now and it will not matter if they drive to one destination or another as long as the opportunity for employment is realized at journey's end.

The number of business facilities available as replacements are limited or so specialized that their adaptation to other types of businesses will probably not be economically feasible. However, In the case of the feed mill which would normally have no replacements at all, there are two feed mills that are vacant and could be used as replacement facilities with some modifications and upgrading. The convenience stores have a few replacement sites available but they are not in the same communities as the relocations. Most of those businesses will probably have to build new if they are to remain in same communities. Since all of them are located on alignment, feasibility studies will most likely determine future locations based upon the final highway alignments chosen. The facilities will need to be constructed before demolition of the current structures so that a minimum of disruption to business occurs. If an alignment is chosen which will require the manufacturing plant to be relocated, they will need to build new facilities due to the square footage needed as there are no replacement buildings of that size available at this time. The plant has 10 employees that will be minimally impacted by a change in their job site as long as the firm remains in the area. However, the employees and the area would be negatively impacted by a removal of this job source.

There are several small businesses that are operating from or adjacent to residential sites. These businesses are as a rule 'one person shops' with the owner as sole proprietor. While they have businesses and will be allowed a reestablishment payment up to \$10,000 each to set themselves up in the same situation at a new location, they are not eligible for Business Replacement Payments either as owners of businesses or as tenant businesses and have not been classified as such for the purposes of this report.

## **RESIDENTIAL RELOCATIONS**

### **REPLACEMENT HOUSING AVAILABILITY**

The area Multiple Listing Services of Northwestern Wisconsin and area newspapers were searched for available housing units along the Hwy 8 corridor from St. Croix Falls to Hwy 53. This information was used to determine the availability of decent, safe and sanitary replacement housing to meet the needs generated by the highway project. There are numerous replacements currently available in and around the larger communities. The smaller communities normally have less available sites due to the lower density of population per square mile and the trend of rural residents to remain in one home within the community longer than those in more urban settings. Charts showing the need and type of available replacements and those currently listed for sale through real estate companies is shown below and on the following page. Those properties that were for sale by the owner have not been included in the numbers indicated.

**TABLE 2–REPLACEMENT HOUSING NEEDS  
BY NUMBER OF BEDROOMS AND HIGHWAY SECTION**

<b>SECTION</b>	<b>2 BEDROOM</b>	<b>3 BEDROOM</b>	<b>4 BEDROOM</b>
SEC I DEER LAKE	8	23	6
SEC II 120-CTY E	4	17	1
SEC III Cty E–50 <sup>th</sup>	5	25	3
SEC IV JOEL FLWG	2	13	2
SEC V TURTLE LAKE	1	23	0
SEC VI 5 <sup>TH</sup> ST– SWEENEY POND CK	9	23	2
SEC VII–BARRON	0	19	4

**TABLE 3–PROPERTIES FOR SALE  
BY PRICE AND NUMBER OF BEDROOMS**

<b>PRICE</b>	<b>2 BEDROOMS</b>	<b>3 BEDROOMS</b>	<b>4 BEDROOMS</b>
\$40-\$100,000	5	9	2
\$100-\$125,000	3	7	2
\$125-\$150,000	6	11	6
\$150-\$175,000	2	4	1
\$175-\$200,000	2	4	1

**TABLE 4–NUMBER OF RESIDENTIAL HOUSING UNITS  
BY SEGMENT, ALIGNMENT AND TYPE OF INTEREST**

<b>SEGMENT</b>	<b>OWNERS</b>	<b>TENANTS</b>
<b>I</b> Deer Lake on Alignment	33	1
Deer Lake Near South	28	2
Deer Lake Far South	24	1
<b>II</b>	18	4
<b>III</b> Range–On Alignment	24	3
Range–South Alignment	2	2
Range–North Alignment	5	2
<b>IV</b> Joel Flowage–On Alignment	12	2
Joel Flowage–North Alignment	11	0
<b>V</b> Turtle Lake–South Alternative 1	13	0
Turtle Lake–South Alternative 2	9	0
Turtle Lake–North Alternative 3	9	2
Turtle Lake–Through Town	3	0
<b>VI</b> 5 <sup>th</sup> St.–Sweeney Pond Creek– On	27	5
5 <sup>th</sup> St. –Sweeney Pd. Crk–South	13	0
<b>VII</b> Barron Alternate A	19	1
Barron Alternate B	4	0
Barron Alternate C	2	0
Barron Alternate D	62	15

### RENTAL PROPERTIES

Area newspapers and rental companies were polled to ascertain the availability of rental properties and the rents currently charged for properties along the Highway 8 corridor. Three separate days were analyzed to make predictions of the types and availability of rental units. Indications are that the number of units for rent is adequate for the needs of those displaced by the highway project. The availability of rentals varies according to the month and season and since the highway project will encompass a considerable length of time, and the replacements reviewed only covered a few days, it is estimated that an ample residential rental supply should be found over the course of the year or more needed to relocate the tenants. Rents paid for 2 bedroom apartment units vary from approximately \$450 per month to \$650 depending upon the amenities offered. Higher density buildings generally had lower rental rates than those rentals in quieter surroundings. There were several units for rent which

advertised they had income limits for the tenants who lived there. This indicates that subsidized housing is available in the area. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended also stipulates that comparable replacements shall be equal to or better than the subject property. If a comparable replacement is not available at the same rent the tenant had been paying, the resident will be relocated to housing of better quality. The expense of additional rent can be paid for up to four years under the relocation program.

### **MOBILE HOMES**

Area mobile home parks were surveyed to determine the amount of rent charged for mobile home owners in the event that some would choose to move their current homes onto sites specifically prepared for them. The range of rents charged varied from \$250 to \$375 per month for a rental space. Many of the mobile home parks had used homes on site that were currently for sale. The age along with size and condition determined the prices asked. Prices asked for the sale homes ranged from around \$8,000 to just over \$53,000.

### **SOLD PROPERTIES**

The numbers of sold properties for any given area is a representation of how active the real estate market has been in any given time period. There are many factors that contribute to home sales and availability is only part of the total picture. One of the area Multiple Listing Services has indicated that there have been 137 homes listed through any of their membership companies that have sold within the past 6 months. Of those homes sold, 1 was a condominium, 6 were manufactured homes and 130 were considered single family homes. The 137 homes sold were comprised of 6 one bedroom homes, 34 two bedroom homes, 74 three bedroom homes and 19 four bedroom homes. The prices paid for homes ranged from as little as \$45,000 to \$250,000 or more.

### **SPECIAL RELOCATION ADVISORY SERVICE**

There is no indication of unusual problems that would change the normal relocation assistance procedures for any of the alignments. A complete analysis of the displacees and their needs will be conducted prior to the actual building of the project. That in depth examination of individuals, their needs and proposed solutions will be reported in the Acquisition Stage Relocation Plan.